

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £1,000 per month

13 Recreation Road, Guildford, Surrey, GU1 1HE



KEY FEATURES

- GROUND FLOOR APARTMENT • LIVING ROOM WITH BAY WINDOW • KITCHEN WITH APPLIANCES • DOUBLE BEDROOM • PRIVATE GARDEN • GAS HEATING • BASEMENT ROOM FOR EXTRA STORAGE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E50

Description

This ground floor apartment is in a delightful position across from a large open space and just a short walk to Guildford mainline train station, London Road train station and Guildford Town Centre.

The accommodation comprises: private entrance, living room with large bay window, kitchen with appliances, bathroom with shower, basement room for storage and gas central heating.

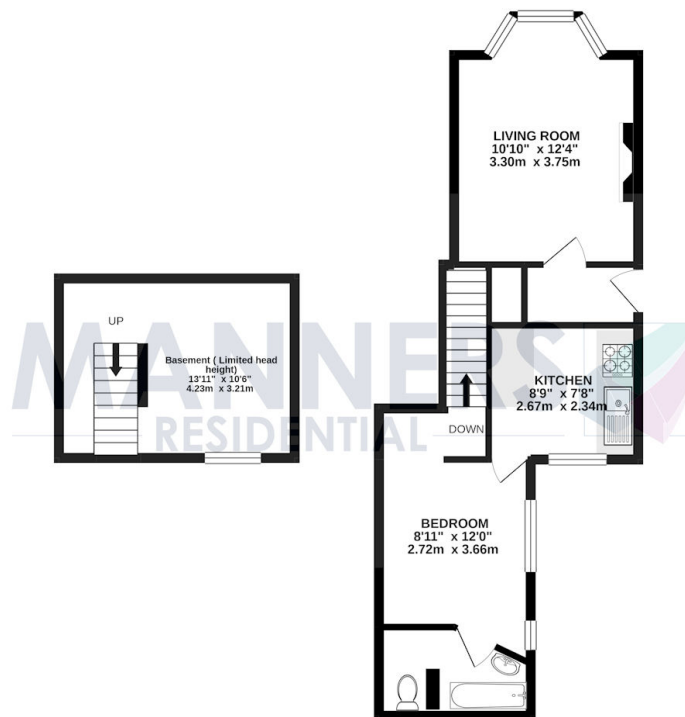


Additional Information: These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit of one weeks' rent is required upon making an Application For Tenancy which can be put towards the first month's rent, which will become payable upon signing the tenancy agreement. Should your Landlord accept a request to keep pets at the property, an additional monthly rent payment may be required. Upon request, further written information will be provided by the Agent.

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

BASEMENT
11 ft. (13.6 sq.m.) approx.

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 485 sq.ft. (45.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of issue.
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