

# MANNERS

## RESIDENTIAL

2 Bedroom House for Rent - £1,200 per month  
Percheron Drive, Knaphill, Woking, Surrey, GU21 2QZ



### KEY FEATURES

- TERRACED HOUSE • LIVING ROOM WITH STAIRS TO LANDING • KITCHEN/BREAKFAST ROOM • BEDROOM ONE • BEDROOM TWO • WHITE BATHROOM SUITE • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C72

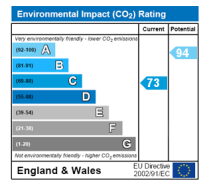
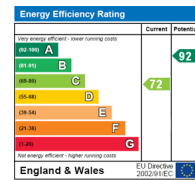
## Description

This terrace house is located in a convenient position within walking distance of local shops and Brookwood mainline station yet just a short drive or bus ride to Woking town centre and station. This property will also benefit from redecoration and new carpets prior to the start of a new tenancy.

The accommodation which will be presented in neutral tones throughout comprises: entrance hall, good sized living/dining room, fitted kitchen/breakfast room with appliances (excluding fridge/freezer), door providing access to the rear garden, stairs to first floor landing, two bedrooms, three piece white bathroom suite, gas radiator heating, private enclosed rear garden and residents parking.

**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.

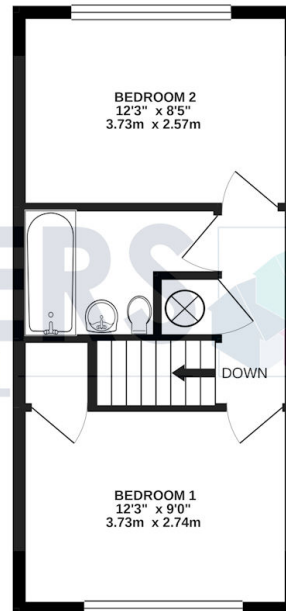
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.



GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 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 errors, omissions or mis-statements. 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 as to their operability or efficiency can be given.  
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