

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £910 per month

Aragon Court, Anchor Hill, Knaphill, Woking, Surrey, GU21 2HF



KEY FEATURES

- FRESHLY DECORATED AND NEW CARPETS
- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- LIVING ROOM WITH BAY WINDOW
- KITCHEN WITH APPLIANCES
- BATHROOM
- DOUBLE GLAZING
- ONE CAR PARKING SPACE
- FIVE WEEK TENANCY DEPOSIT
- EPC C

Description

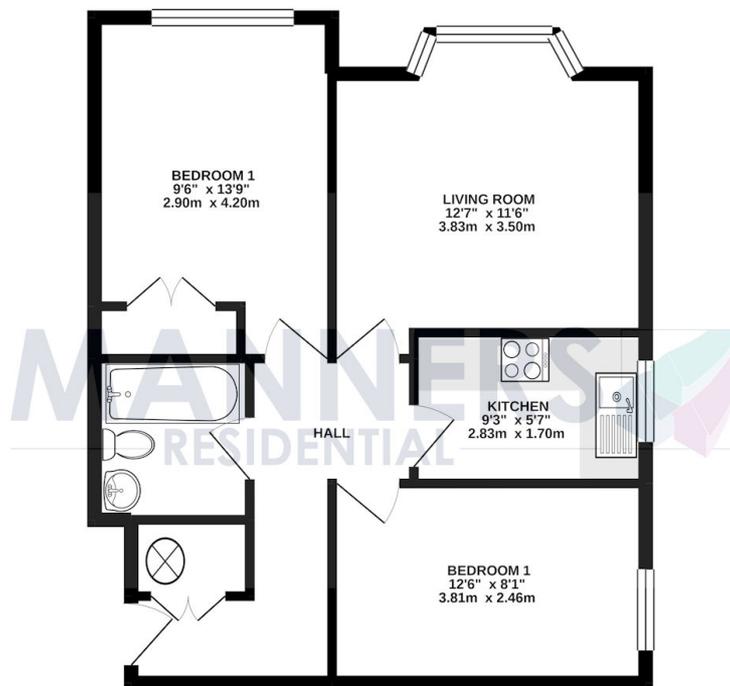
This good sized two bedroom first floor flat has just been redecorated and re-carpeted and is located within a short walk of Knaphill village centre, and within 10 minutes drive of Woking town centre and mainline station. The accommodation, which is presented in fresh neutral tones comprises, communal hall with security entry system, private entrance hall, large living room with bay window, fitted kitchen with appliances, two double bedrooms, modern bathroom with shower, double glazing, parking space. EPC - C Unfurnished

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

FIRST FLOOR FLAT
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA - 577 sq.ft. (53.6 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 as to their operability or efficiency can be given.
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