

MANNERS

RESIDENTIAL

3 Bedroom House for Rent - £1,500 per month

Hanover Court, Woking, Surrey, GU22 7UX



KEY FEATURES

- TERRACED HOUSE • LIVING/DINING ROOM • REFITTED KITCHEN WITH APPLIANCES • MAIN BEDROOM WITH FITTED WARDROBES • TWO FURTHER BEDROOMS • REFITTED BATHROOM SUITE • GAS RADIATOR HEATING • GARAGE IN NEARBY BLOCK • UNFURNISHED • EPC RATING: D61

Description

This superbly presented three bedroom neo Georgian town house is located in a convenient and sought after central position within a short walk of Woking town centre and mainline station.

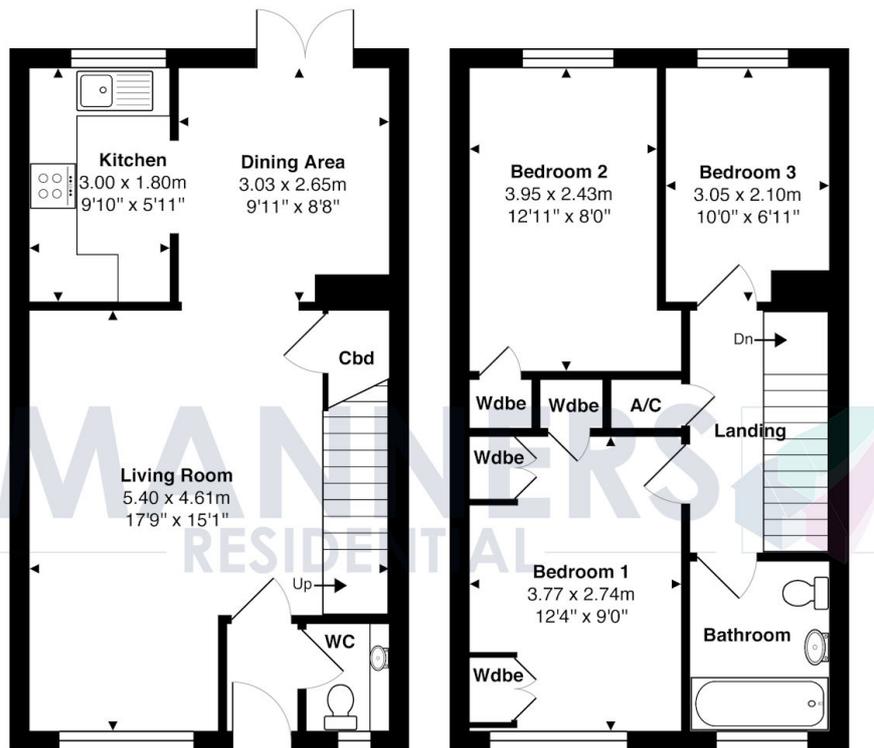
The accommodation comprises: entrance hall, refitted downstairs cloakroom, large living room with doors to the rear garden, refitted kitchen with appliances, landing, main bedroom with fitted wardrobes, two further bedrooms, refitted three piece bathroom suite, gas central heating, enclosed rear garden, garage in nearby block.

Woking main line train station provides fast and regular services direct to Waterloo (about 30 mins). The town centre is next to the station and offers a comprehensive selection of shopping, dining and entertainment facilities including a theatre and cinema complex.

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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx. Gross Internal Area 39.6 m² ... 427 ft²

1st Floor
Approx. Gross Internal Area 39.6 m² ... 427 ft²

Total Approx. Gross Internal Area 79.3 m² ... 853 ft²
All measurements are approximate and for display purposes only. Not to scale.

