

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,275 per month

Groveland House, Church Road, Windlesham, Surrey, GU20 6BT



### KEY FEATURES

- TWO BEDROOM TWO BATHROOM APARTMENT • SPACIOUS LIVING ROOM • PRIVATE REAR GARDEN • TWO ALLOCATED PARKING SPACES • CONTEMPORARY KITCHEN WITH DISHWASHER • GAS CENTRAL HEATING & DOUBLE GLAZING • WALKING DISTANCE TO VILLAGE CENTRE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C76

Description

Forming part of this highly sought after development of just four apartments in a courtyard setting, within walking distance of Windlesham village centre, this two bedroom, two bathroom ground floor apartment has a contemporary feel and features its own private garden, two allocated parking spaces, gas central heating and double glazing.

The accommodation, which is presented in neutral tones comprises; entrance hall with utility cupboard, open plan living/dining room with access to the private garden, contemporary white kitchen with appliances including dishwasher, principal bedroom with ensuite shower room, further double bedroom, large bathroom, private garden with shed, and two allocated parking spaces.

**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.

