

MANNERS

RESIDENTIAL

1 Bedroom House for Rent - £895 per month
Overthorpe Close, Knaphill, Woking, Surrey, GU21 2LA



KEY FEATURES

- TERRACED HOUSE • LIVING ROOM • KITCHEN • BEDROOM • MODERN BATHROOM • OPEN PLAN FRONT GARDEN • RESIDENTS ALLOCATED PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D60

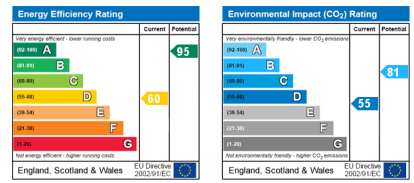
Description

This well presented one bedroom end of terrace house is presented in excellent condition throughout. It occupies a pleasant cul de sac position overlooking a small green which is within walking distance of Knaphill and Goldsworth Park centres yet still within a short drive or bus ride to Woking town centre and mainline station.

The accommodation comprises: good sized living room, modern kitchen with appliances, large understairs storage cupboard, stairs to first floor landing, large double bedroom, modern white bathroom suite with shower, electric heating, neutral décor, upvc double glazing, open plan front garden and allocated 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
238 sq.ft. (22.1 sq.m.) approx.

1ST FLOOR
222 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA - 460 sq.ft. (42.7 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 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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