

# MANNERS

## RESIDENTIAL

2 Bedroom House for Rent - £1,250 per month  
Knightswood, Goldsworth Park, Woking, Surrey, GU21 3PX



### KEY FEATURES

- TERRACED HOUSE • LIVING/DINING ROOM • KITCHEN WITH APPLIANCES • TWO DOUBLE BEDROOMS • TILED BATHROOM WITH SHOWER • ENCLOSED REAR GARDEN • GARAGE IN A NEARBY BLOCK • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D65 / COUNCIL TAX BAND:- C

## Description

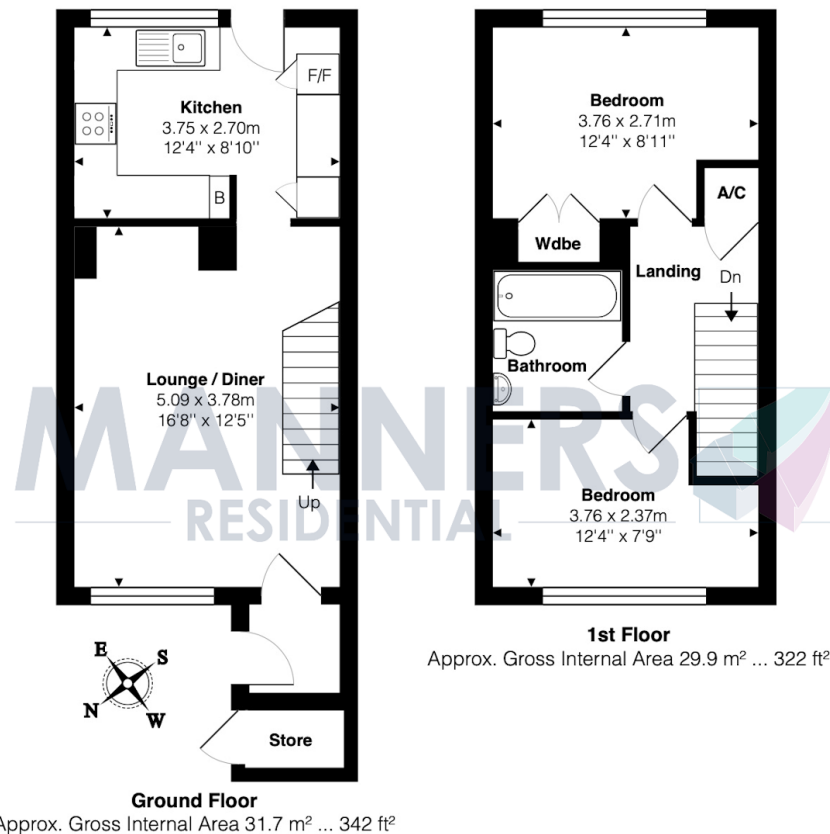
Situated within walking distance of local shops this terraced house is presented in superb condition throughout and comes with the added benefit of a garage in a nearby block.

The light & airy accommodation comprises of an entrance lobby, spacious living/dining room, modern kitchen with appliances including oven, hob, extractor, integral fridge/freezer, washing machine and microwave, stairs to first floor landing, two double bedrooms, tiled bathroom with shower, double glazing, gas heating, enclosed rear garden and a garage in a nearby block.

**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		88   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only. Not to scale. [www.energyassessuk.com](http://www.energyassessuk.com)