

MANNERS

RESIDENTIAL

Flat for Rent - £800 per month
High View Road, Lightwater, Surrey, GU18 5YE



KEY FEATURES

- OPEN PLAN STUDIO ANNEXE
- LARGE MODERN KITCHEN
- MODERN SHOWER ROOM
- OPEN PLAN BED/SITTING/DINING AREA
- NEUTRAL DECOR
- DESIGNATED OUTSIDE SPACE
- PARKING SPACE
- UNFURNISHED OR PART FURNISHED
- FIVE WEEK TENANCY DEPOSIT
- EPC RATING:- C76 / SINGLE OCCUPANCY ONLY

Description

SINGLE OCCUPANCY ONLY. Enjoying a peaceful wooded position, this homely annexe offers spacious open plan accommodation with a large well appointed kitchen/diner, a generous bed/sitting area, and designated outside space, and is favourably located with good road access to Lightwater Village, Camberley and the M3.

The Studio is integral to a larger detached property and has its own front door, which leads to an entrance area with a modern shower room to one side, leading to a large open plan area measuring some 7.3m x 4.1m, equipped with a high quality kitchen with appliances, as well as comfortable living space for a bedroom and seating area.

The Studio has underfloor heating, is double glazed and offers parking for one car.
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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		Current	Potential
Energy efficient: lower ratings better		76	76
England, Scotland & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Low environmental impact: lower CO ₂ emissions		86	86
England, Scotland & Wales EU Directive 2002/91/EC			



Total Approx. Gross Internal Area 32.2 m² ... 346 ft²

All measurements are approximate and for display purposes only. Not to scale.