

MANNERS

RESIDENTIAL

3 Bedroom House for Rent - £1,700 per month
Hanover Court, Midhope Road, Woking, Surrey, GU22 7UX



KEY FEATURES

- NEO GEORGIAN TOWN HOUSE • LIVING ROOM • BRAND NEW REFITTED KITCHEN • BEDROOM ONE • BEDROOM TWO • BEDROOM THREE • BRAND NEW REFITTED BATHROOM • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D66 / COUNCIL TAX BAND:- D

Description

Currently undergoing a refurbishment program, this spacious three bedroom neo Georgian style town house, benefits from a conservatory, enclosed garden and a garage. It is located in the highly sought after Mt Hermon area, within walking distance of Woking town centre and mainline station.

The accommodation comprises: Entrance hall, cloakroom, good sized living room, conservatory, brand new refitted kitchen with appliances, stairs from living room to first floor landing, three good sized bedrooms, brand new refitted bathroom suite with shower, gas heating, double glazing, enclosed rear garden and a garage in a nearby block.

N.B. Computer Generated Images are for a guide only. The actual finish may vary.

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.

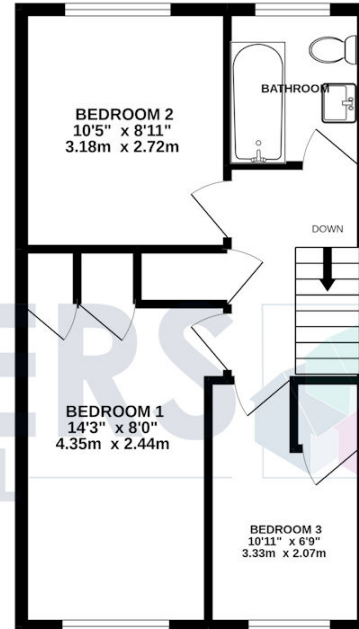
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

Energy Efficiency Rating		Current	Potential
100-105	A	86	92
81-100	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		

Environmental Impact (CO ₂) Rating		Current	Potential
100-105	A	64	70
81-100	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		

GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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