

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,000 per month  
Capstans Wharf, St. Johns, Woking, Surrey, GU21 8PU



### KEY FEATURES

• GROUND FLOOR APARTMENT • LIVING/DINING ROOM • REFITTED KITCHEN • BEDROOM ONE • BEDROOM TWO • REFITTED BATHROOM • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D61 / COUNCIL TAX BAND:- C

## Description

The spacious and bright, ground floor apartment is located in the sought after area of St Johns. The property is well presented throughout having been refurbished with accommodation including spacious "L" shaped living room, refitted kitchen with appliances, two bedrooms, refitted three piece bathroom suite, electric heating and residents parking. The property is presented in neutral tones with hard flooring throughout and carpet in both bedrooms.

Located on the edge of the lovely Basingstoke canal with easy transport routes to Woking station. St Johns village offers all the amenities with a number of small shops and restaurants all within a few minutes walk.

**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		
69-80	C		
55-68	D	61   D	68   D
39-54	E		
21-38	F		
1-20	G		