

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £1,400 per month
Glebe Court, Cross Lanes, Guildford, Surrey, GU1 1SU



KEY FEATURES

- WELL PRESENTED GROUND FLOOR MAISONETTE • LIVING ROOM • REFITTED KITCHEN • BEDROOM ONE • BEDROOM TWO • REFITTED BATHROOM • ENCLOSED REAR GARDEN • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E43 / COUNCIL TAX BAND:- C

Description

Offered for rent is this stunning ground floor maisonette situated in a pleasant cul-de-sac. It benefits from an enclosed rear garden and one allocated parking space.

The light and airy accommodation comprises of entrance lobby, spacious "L" shaped living/dining room, refitted kitchen with appliances, inner hallway with storage cupboards, two double bedrooms both with built in wardrobes, refitted bathroom suite including vanity sink unit. The property also has the benefit of electric heating, double glazing, an enclosed rear garden as well as an allocated parking space for one small/medium size car.

Located within an ideal central location within walking distance of Guildford's Upper High Street, highly sought aft...

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 | | 79 C |
| 55-68 | D | | |
| 39-54 | E | 43 E | |
| 21-38 | F | | |
| 1-20 | G | | |