

MANNERS

RESIDENTIAL

2 Bedroom House for Rent - £1,350 per month

Hill View Court, Woking, Surrey, GU22 7QN



KEY FEATURES

• LIGHT AND AIRY HOUSE • OPEN PLAN RECEPTION ROOM • FITTED KITCHEN • TWO BEDROOMS & WHITE BATHROOM SUITE • DIRECT ACCESS TO THE COMMUNAL GARDENS • RESIDENTS & VISITORS PARKING • GARAGE IN NEARBY BLOCK • FIVE WEEK TENANCY DEPOSIT REQUIRED • UNFURNISHED • EPC RATING:- D56 / COUNCIL TAX BAND:- C

Description

This light and airy house is well presented throughout, having just been redecorated, and is conveniently positioned within a stone's throw of Woking town centre with its mainline train station.

The separate entrance lobby opens to open plan living where space and light dominate throughout. The kitchen/dining area is also open plan where you can access the rear communal garden. Upstairs you'll find two double bedrooms and a family bathroom with a white bathroom suite as well as a separate w.c. Additional benefits include useful built in storage space, gas central heating, double glazed windows and a long lease.

Superbly located for the nearby park, Woking's extensive range of shopping, entertainment and leisure fa...

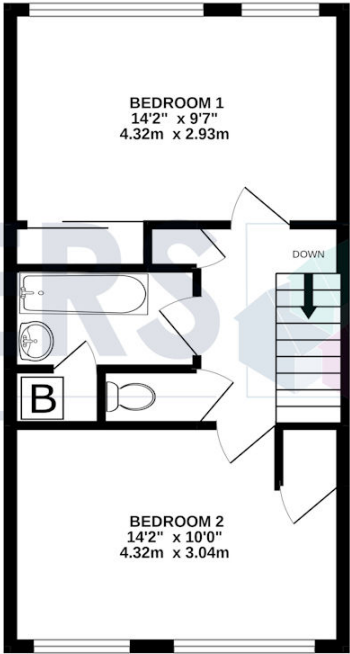
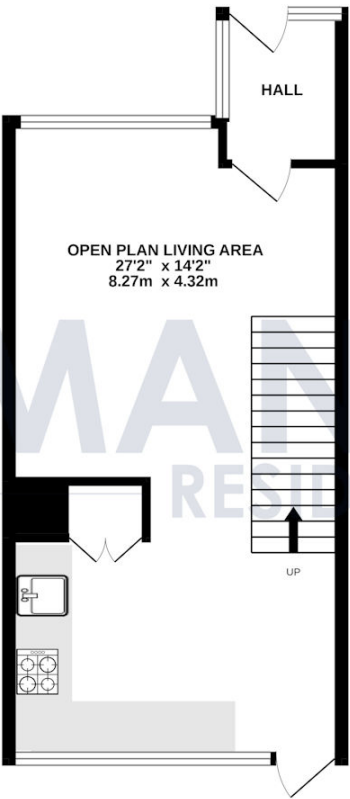
Additional Information: These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit 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		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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