

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £900 per month
College Court, College Road, Woking, Surrey, GU22 8BT



KEY FEATURES

- FIRST FLOOR APARTMENT • LARGE DOUBLE ASPECT LIVING ROOM • PAULA ROSA KITCHEN • DOUBLE BEDROOM • BATHROOM WITH SHOWER & WINDOW • GAS HEATING & DOUBLE GLAZING • ALLOCATED PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- B83.


Description

This immaculate one bedroom first floor apartment provides spacious accommodation which is appointed to a luxurious standard throughout, has allocated parking and forms part of this small development within walking distance of Woking town centre and mainline station.

The accommodation comprises: Communal hall, private entrance hall with cloaks cupboard and laminate flooring, a large double aspect living room with bay window, laminate flooring and open plan Paula Rosa kitchen with granite work tops and appliances including gas hob and dishwasher, double bedroom with built in wardrobe and balcony, stylish bathroom with shower and window, neutral décor, gas central heating, double glazing and allocated parking, cycle store and communal garde...

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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	