

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £910 per month

Cardinal Place, Guildford Road, Woking, Surrey, GU22 7LR



### KEY FEATURES

- GROUND FLOOR APARTMENT • LIVING AREA - 4.5M X 3.1M • KITCHEN AREA - 3M X 2.2M • BEDROOM - 3M X 3.5M (EXCLUDING WARDROBE) • FULLY TILED BATHROOM • DOUBLE GLAZING • COMMUNAL COURTYARD • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C78.

## Description

Forming part of this popular development is this high specification ground floor one bedroom apartment offers direct access to a communal courtyard and is located in this highly convenient position, just a stone's throw from Woking mainline station.

The accommodation comprises: communal entrance hall access to the communal courtyard, fantastic open plan living room and kitchen, with built in appliances including dishwasher and french doors opening to the communal courtyard, double bedroom with wardrobes, fully tiled main bathroom with shower, electric heating, double glazing, neutral décor and curtains.

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

