

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £1,065 per month

Vale Farm Road, Woking, Surrey, GU21 6DE



KEY FEATURES

- GROUND FLOOR APARTMENT • LIVING ROOM WITH ACCESS TO PATIO AREA • SEPARATE KITCHEN WITH APPLIANCES • TWO BEDROOMS • TWO BATHROOMS • DOUBLE GLAZING & GAS HEATING • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C76

Description

This spacious two bedroom ground floor apartment is presented in good neutral décor throughout and features an en suite shower room to the master bedroom, French doors from the living room to communal gardens and is also located in an ultra convenient position within a stone's throw of the town centre and mainline station.

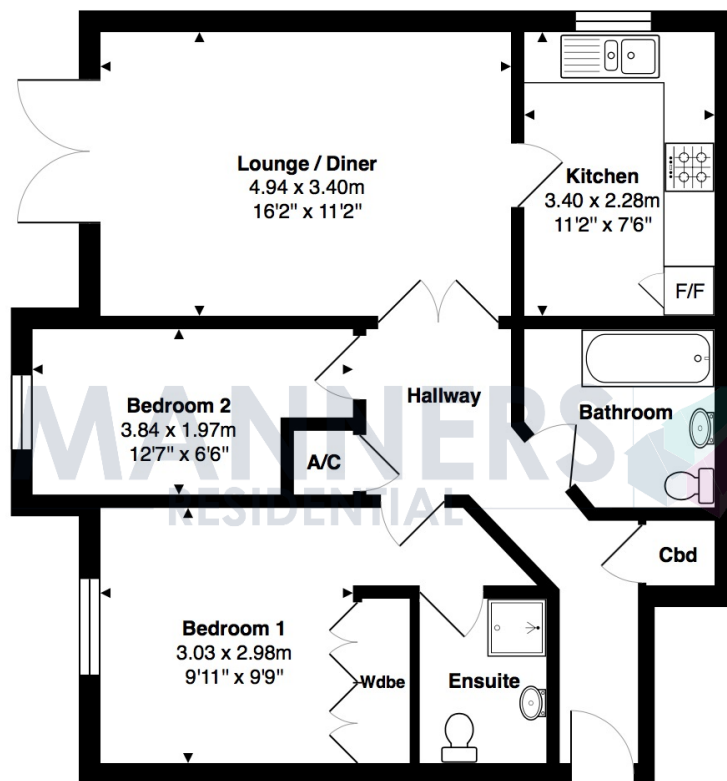
The accommodation comprises: Communal entrance hall with security entry phone system, private entrance hall, spacious living room with access to patio area, separate kitchen with appliances, main bedroom with en suite shower room, further double bedroom, further bathroom, gas central heating, double glazing, residents parking.

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		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & 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		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor

Total Approx. Gross Internal Area 64.4 m² ... 694 ft²

All measurements are approximate and for display purposes only. Not to scale.