

# MANNERS

## RESIDENTIAL

1 Bedroom House for Rent - £875 per month

Veryan, Goldsworth Park, Woking, Surrey, GU21 3LL



### KEY FEATURES

- TERRACED STARTER HOUSE • CLOSE TO LAKE AND LOCAL SHOPS • LIVING ROOM • MODERN KITCHEN WITH BUILT IN APPLIANCES • DOUBLE BEDROOM • THREE PIECE WHITE BATHROOM SUITE • DOUBLE GLAZING & ELECTRIC HEATING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D67

## Description

We are delighted to offer this superbly presented one bedroom house, with a modern kitchen and bathroom, upvc double glazing and allocated parking, quietly situated in a particularly sought after cul de sac, within a stone's throw of Goldsworth Park Lake, and just a short drive or bus ride to Woking town centre and mainline station.

The accommodation which is presented in neutral tones throughout comprises: spacious living room, modern kitchen with built in appliances including dishwasher, stairs from living room to first floor landing, good sized double bedroom, modern white bathroom suite with pumped shower over the bath, double glazing & electric heating.

**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.

