

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £975 per month
Foxhills, Goldsworth Park, Woking, Surrey, GU21 3LT



KEY FEATURES

- FABULOUS TOP FLOOR APARTMENT
- LIVING ROOM - 4.44M X 3.63M
- MODERN KITCHEN - 2.62M X 2.21M
- BEDROOM ONE - 3.40M X 2.65M
- BEDROOM TWO - 3.58M X 2.20M
- MODERN BATHROOM WITH SHOWER
- RESIDENTS PARKING
- UNFURNISHED
- FIVE WEEK TENANCY DEPOSIT REQUIRED
- EPC RATING:- E50.

Description

Fabulous top floor apartment forms part of a sought after canalside development. Located on the Woking fringe of Goldsworth Park yet within walking distance of the town centre and mainline station.

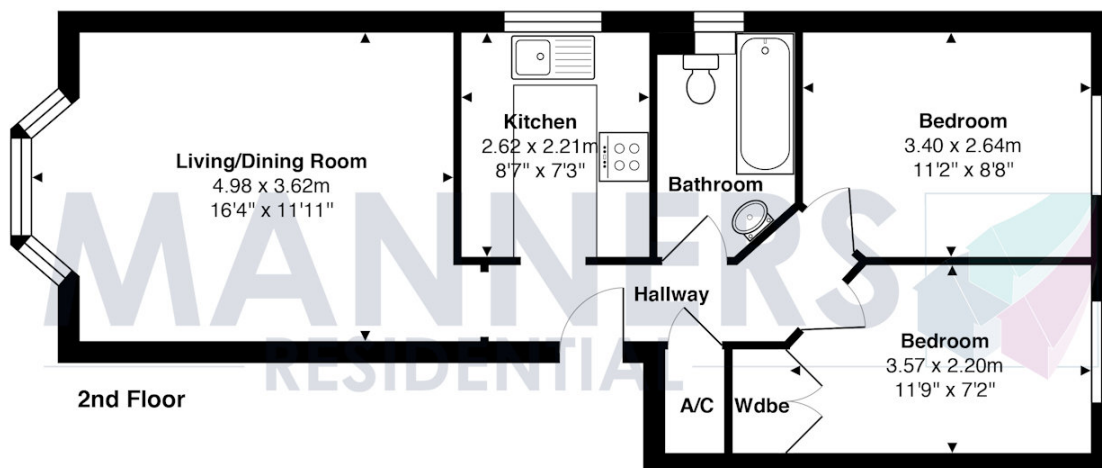
The spacious and well appointed accommodation comprises: Communal entrance hall with security entry phone system, private entrance hall (attic excluded from tenancy), spacious living room with bay window, modern kitchen with built in appliances, two double bedrooms, modern bathroom with shower, neutral décor carpets and curtains, electric heating, double glazing and 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			74
(55-68) D		50	
(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			
(55-68) D		55	58
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total Approx. Gross Internal Area 50.8 m² ... 547 ft²

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