

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £975 per month

Napier Ct, Broomhall Road, Horsell, Woking, Surrey, GU21 4AQ



KEY FEATURES


- FIRST FLOOR FLAT • STONE'S THROW OF MAINLINE TRAIN STATION • LIVING ROOM • FITTED KITCHEN WITH APPLIANCES • ELECTRIC HEATING • COMMUNAL GARDENS • PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- B83

Description

A well presented two bedroom first floor apartment, forming part of this select small development, located in a quiet yet convenient position within a stone's throw of Wexham Common and Woking town centre and mainline station. The accommodation comprises: Communal entrance hall, private entrance hall, spacious living room, fitted kitchen with appliances, two good sized bedrooms, bathroom with shower, electric heating, parking and communal gardens.

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	84
(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		
(69-80) C	76	76
(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 