

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,000 per month  
Alwyne Ct, Brewery Road, Woking, Surrey, GU21 4ND



### KEY FEATURES

- 2ND FLOOR FLAT • CLOSE TO TOWN CENTRE & TRAIN STATION • SPACIOUS LIVING ROOM • FITTED KITCHEN WITH APPLIANCES • TWO DOUBLE BEDROOMS • THREE PIECE BATHROOM • GARAGE IN BLOCK
- UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E41

## Description

This particularly spacious two bedroom 2nd floor apartment is presented in good order, enjoys a pleasant aspect over communal gardens and neighbouring woodland, and is located in a sought after residential area within easy walking distance of Woking town centre and mainline station.

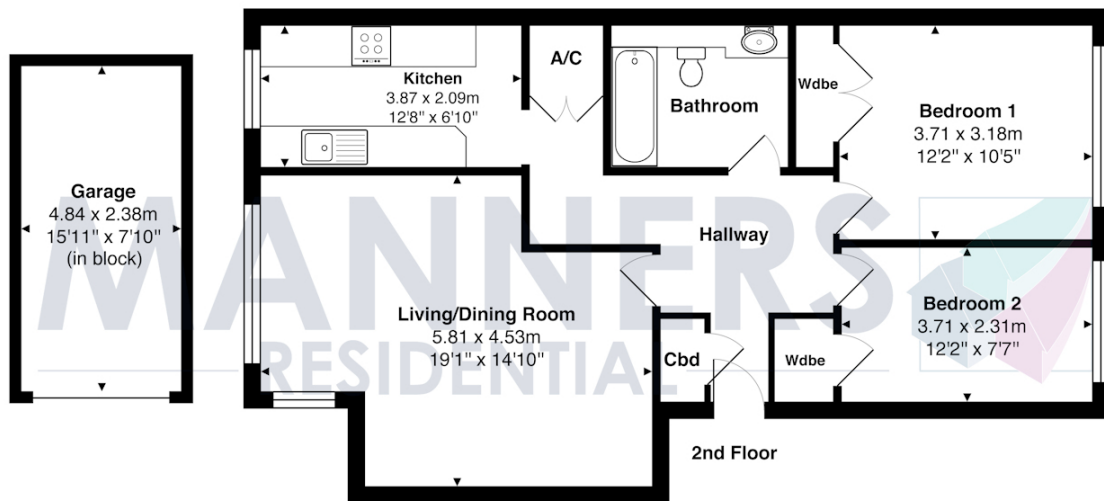
The accommodation comprises: Communal entrance hall with security entry phone system, private entrance hall, spacious living room with laminate flooring, fitted kitchen with appliances, two good sized bedrooms with built in wardrobes, three piece bathroom suite with shower, neutral décor, laminate flooring, double glazing, well kept communal gardens, garage in adjacent block.

**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>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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>		
(55-68) <b>D</b>		<b>64</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>27</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	



Total Approx. Gross Internal Area 74.6 m<sup>2</sup> ... 803 ft<sup>2</sup> (excluding garage)

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