

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £775 per month  
Tintagel Way, Oriental Road, Woking, Surrey, GU22 7DG



### KEY FEATURES

- STYLISH GALLERIED APARTMENT • DOUBLE ASPECT LIVING ROOM • KITCHEN WITH APPLIANCES • WHITE BATHROOM SUITE • GALLERIED BEDROOM • ELECTRIC HEATING • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D58

## Description

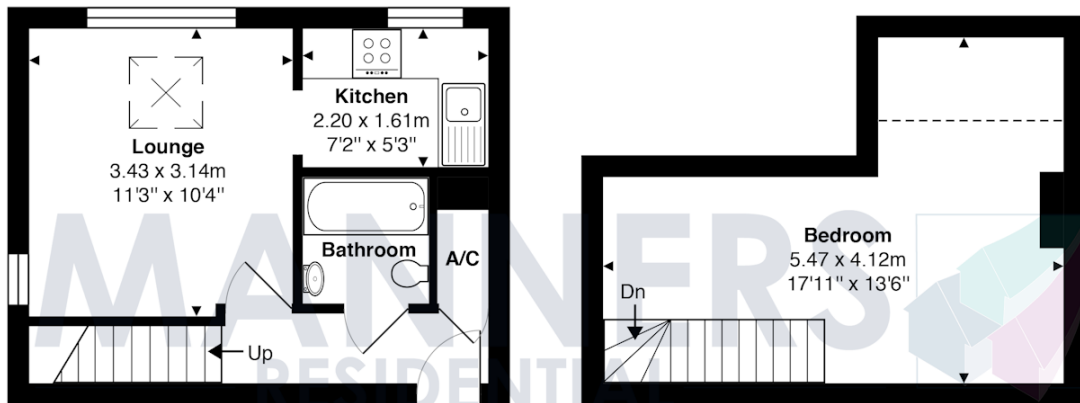
This stylish and well presented split level apartment features a double aspect living room with part vaulted ceiling, a galleried bedroom, offers resident parking, and forms part of the sought after "Grange" development within walking distance of Woking town centre and mainline station.

The accommodation comprises: Communal entrance hall, private entrance hall, double aspect living Room with under stairs storage area, kitchen with appliances, white bathroom suite, good sized galleried bedroom overlooking living room, electric heating, resident 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			Environmental Impact (CO <sub>2</sub> ) Rating		
Band	Current	Potential	Band	Current	Potential
A			A		
B			B		
C			C		
D			D	61	64
E			E		
F	58	77	F		
G			G		



**2nd**  
Approx. Gross Internal Area 23.0 m<sup>2</sup> ... 248 ft<sup>2</sup>

**3rd Floor**  
Approx. Gross Internal Area 17.1 m<sup>2</sup> ... 184 ft<sup>2</sup>

Total Approx. Gross Internal Area 40.1 m<sup>2</sup> ... 432 ft<sup>2</sup>

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