

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £975 per month

Ockenden, Constitution Hill, Woking, Surrey, GU22 7EW



KEY FEATURES

- GROUND FLOOR APARTMENT • OPEN PLAN RECEPTION INCLUDING TURRET • HIGH GLOSS FITTED KITCHEN WITH APPLIANCE • DOUBLE BEDROOM WITH WARDROBE • WHITE BATHROOM SUITE • UNDERFLOOR HEATING • ALLOCATED PARKING SPACE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING: - C70

Description

This stunning one double bedroom apartment has fantastic light and airy open plan reception areas comprising of a living space, an oval dining area and a contemporary high gloss fitted kitchen with integrated appliances.

Ideally located for the commuter, being less than one mile to Woking mainline train station & via Woking Park, this property comes with the added benefit of a secure allocated parking space.

Other notable benefits include fitted wardrobe, underfloor heating plus a communal garden.

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 | | |
| (55-68) D | | |
| (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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

