

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £1,100 per month

William Booth Place, Stanley Road, Woking, Surrey, GU21 5EW



KEY FEATURES

- THIRD FLOOR APARTMENT • LOUNGE WITH BALCONY • OPEN PLAN KITCHEN • BEDROOM ONE WITH ENSUITE • BEDROOM TWO • FURTHER SEPARATE BATHROOM • ALLOCATED PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C78

Description

Benefiting from parking, and also a balcony, this third floor apartment is presented in good condition and can be found located with easy access to the town centre.

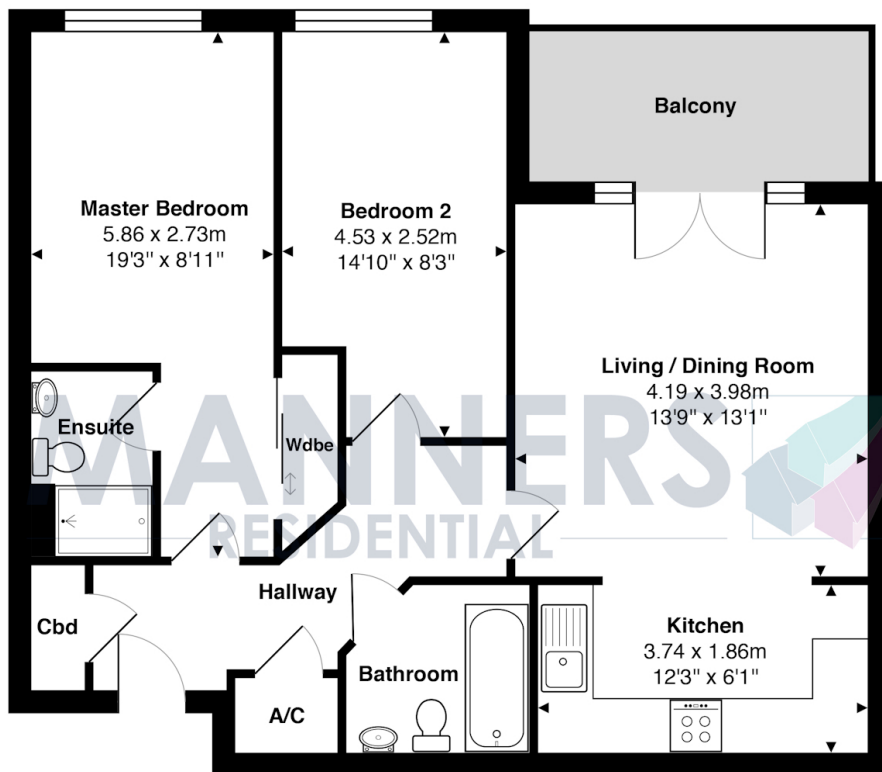
The accommodation comprises of secure video entry system, communal entrance lobby with lift to all floors, personal front door to hallway, spacious living room with balcony, open plan kitchen with appliances including a fitted integral washing machine & dishwasher, freestanding fridge/freezer, oven, hob & extractor fan, master bedroom with fitted wardrobes and ensuite shower room, further bedroom two, main bathroom, electric heating and allocated 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		83
(69-80) C	78	
(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	



3rd Floor

Approx. Gross Internal Area 66.5 m² ... 716 ft²

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