

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £750 per month
Tintagel Way, Oriental Road, Woking, Surrey, GU22 7DG



KEY FEATURES

- WALKING DISTANCE TO TOWN CENTRE • SPLIT LEVEL APARTMENT • COMMUNAL ENTRANCE HALL • SECURITY ENTRY PHONE SYSTEM • MODERN KITCHEN • MODERN BATHROOM • GALLERIED BEDROOM • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E40

Description

A one bedroom split level apartment forming part of the popular "Grange" development within walking distance of Woking town centre and mainline station.

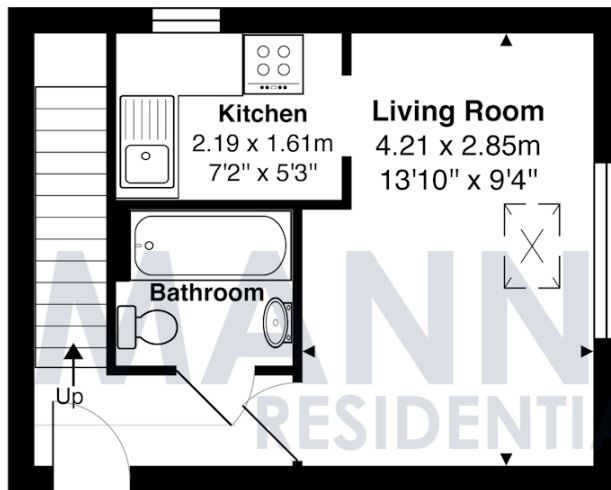
The accommodation which is presented in neutral tones throughout comprises: Communal entrance hall with security entry phone system, private entrance hall, living room with part vaulted ceiling, modern kitchen with appliances, large galleried bedroom, modern bathroom with shower, electric heating, communal 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.

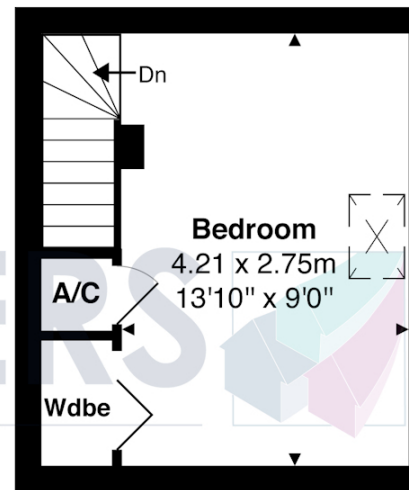
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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		58
(39-54) E	48	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



2nd Floor

Gross Internal Area 23.0 m² ... 248 ft²



3rd Floor

Gross Internal Area 15.0 m² ... 162 ft²

Total Approx. Gross Internal Area 38.0 m² ... 409 ft²

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