

MANNERS

RESIDENTIAL

1 Bedroom House for Rent - £825 per month

Dorchester Court, Oriental Road, Woking, Surrey, GU22 7DW



KEY FEATURES

- ONE BEDROOM HOUSE • LIVING ROOM WITH SEPARATE DINING AREA • MODERN KITCHEN • DOUBLE BEDROOM • MODERN BATHROOM • NEUTRAL DECOR • WALKING DISTANCE TO STATION • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D62

Description

An attractive and well presented one bedroom house, located on the much sought after "Grange" development within a short walk of Woking town centre and mainline station.

The accommodation comprises, living room with separate dining area, modern kitchen with appliances, stairs to first floor landing, double bedroom with built in wardrobe, modern bathroom with window, electrical heating, neutral décor, curtains and carpets.

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			93
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	