

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £950 per month

Humberstone Court, Monument Road, Woking, Surrey, GU21 5LX



KEY FEATURES

- BRIGHT & SPACIOUS APARTMENT • LIVING ROOM / KITCHEN - 5.53M X 4.64M • BEDROOM ONE - 3.57M X 2.87M • EN SUITE - 2.61M X 1.05M • BEDROOM TWO - 3.62M X 2.17 • BATHROOM - 2.36M X 1.67M • ALLOCATED CAR PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- B81

Description

We are delighted to offer this bright and spacious two bedroom, two bathroom apartment, forming part of a sought after small development (with car parking) within walking distance of the town center and mainline station.

The accommodation which is presented in neutral tones throughout comprises: Communal entrance hall with security entry phone system, private entrance hall spacious double aspect living room with bay window and open plan kitchen with some appliances, and laminate flooring in kitchen, master bedroom with ensuite shower room, good sized second bedroom, bathroom, neutral carpets and décor, electric storage heaters, double glazing, allocated car parking.

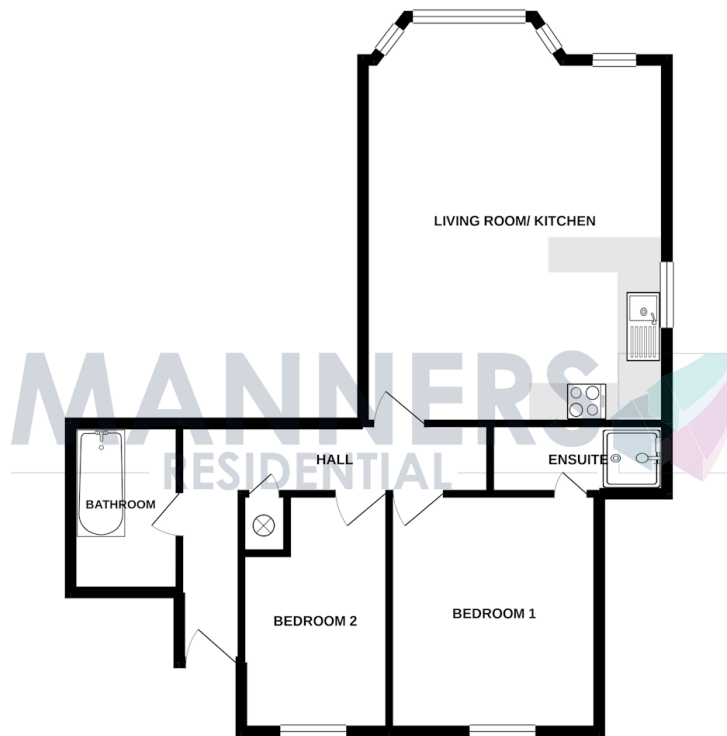
Additional Information: These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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