

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £850 per month
Alwyne Court, Brewery Road, Woking, Surrey, GU21 4ND



KEY FEATURES

- FIRST FLOOR FLAT • WALKING DISTANCE TO TOWN CENTRE • DOUBLE BEDROOM • REFITTED KITCHEN
- REFITTED BATHROOM • DOUBLE GLAZING • GARAGE IN A BLOCK • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E52

Description

A particularly spacious one bedroom first floor apartment located in a highly convenient and favored position within a very short walk of Woking town center and mainline station.

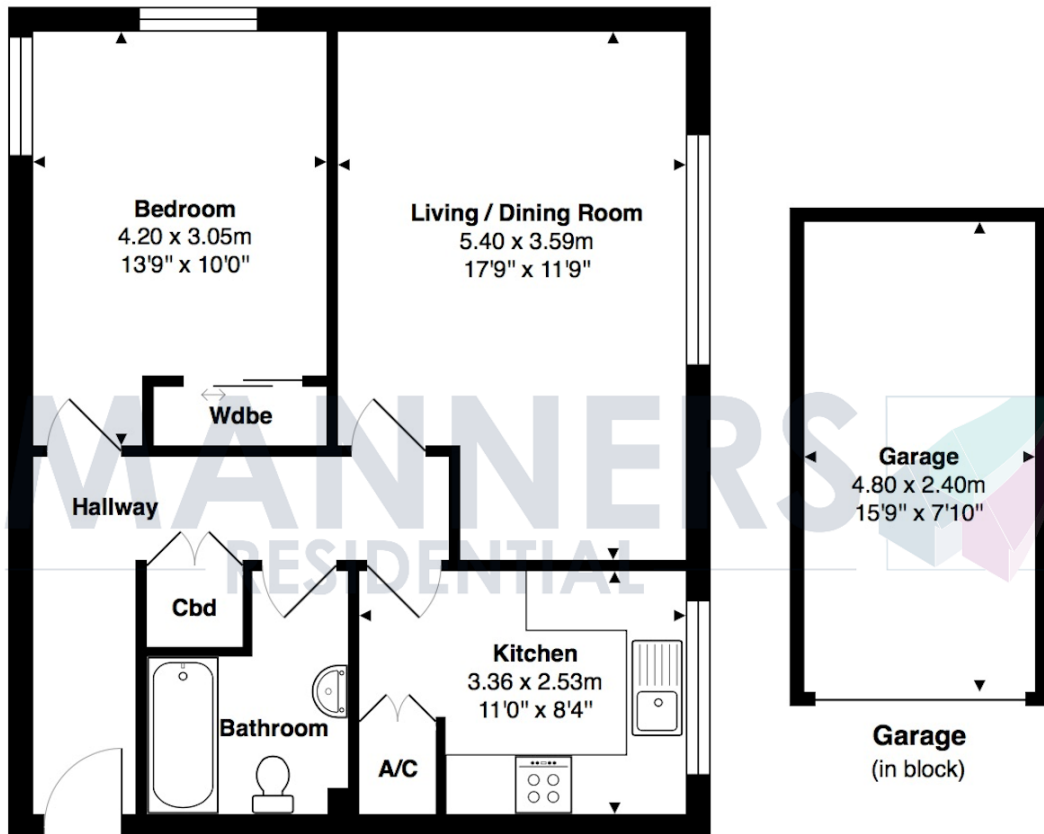
The accommodation comprises communal hall, private entrance hall, large living room, refitted kitchen with appliances, large double bedroom, modern bathroom suite, neutral décor, carpets and curtains, upvc double glazing, electrical heating system and garage.

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		81
(69-80) C		
(55-68) D	52	
(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		69
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



1st Floor

Total Approx. Gross Internal Area 54.5 m² ... 586 ft² (excluding garage)

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