MANNERS
RESIDENTIAL

2 Bedroom Flat for Rent - £1,050 per month

Beaufort Lodge, Grove Road, Woking, Surrey, GU21 5FG

KEY FEATURES

• SECOND FLOOR RETIREMENT APARTMENT • OVER 60'S ONLY • LARGE LIVING ROOM • SEPARATE KITCHEN • TWO BEDROOMS & TWO BATHROOMS • 24 HOURS CARELINE SYSTEM • SITE MANAGER AVAILABLE 5 DAYS A WEEK • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C78

Description

Situated on the second floor of this well maintained development, this property is only available to tenants aged over 60 years old. It is accessible via a communal lift or stairs and the occupier will have use of the communal facilities which the development offers.

The apartment itself is presented in immaculate condition throughout and benefits from spacious, light and airy accommodation which comprises of living room with balcony, separate kitchen, master bedroom with balcony, an en suite shower room and fitted wardrobes, further second bedroom and bathroom. Other notable benefits include electric heating and secure residents 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	78	79
(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	86	86
(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

Kitchen

En Suite

Bedroom Two

Living/Dining Room

Master Bedroom

Hall

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