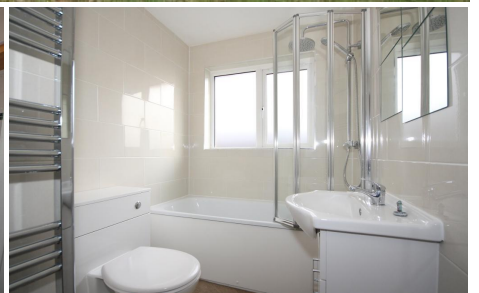


# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £900 per month

Hallington Close, Goldsworth Park, Woking, Surrey, GU21 3BN



### KEY FEATURES

- GROUND FLOOR APARTMENT • LIVING ROOM - 4.0M X 3.1M • KITCHEN - 2.6M X 1.7M • BEDROOM ONE - 3.2M X 2.8M • BEDROOM TWO - 3.2M X 2.0M • REFITTED FULLY TILED BATHROOM • GARAGE IN A BLOCK • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D64

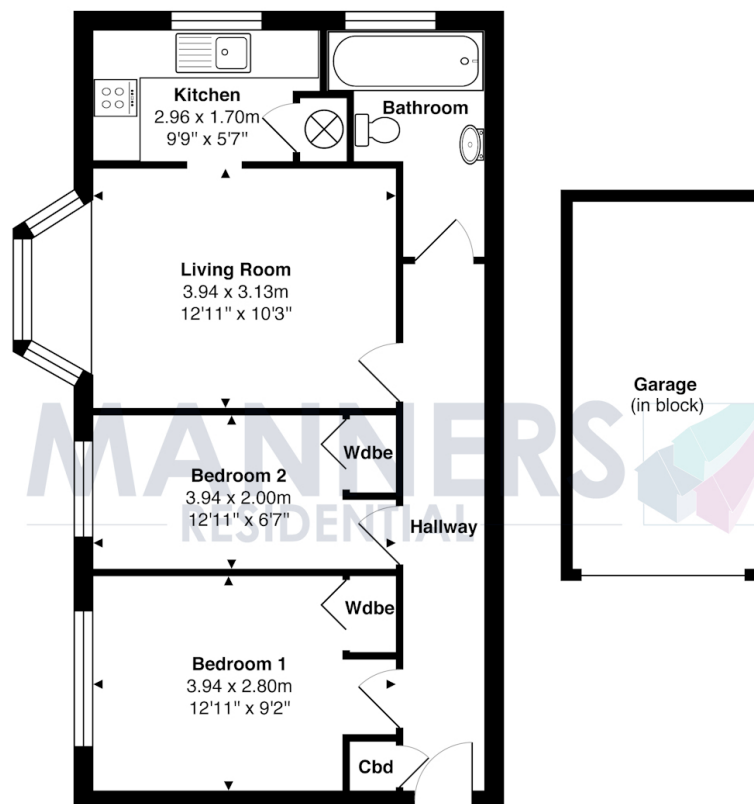
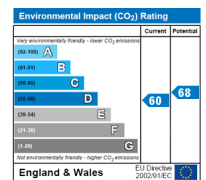
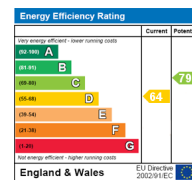
## Description

This ground floor apartment has been refurbished in recent years to a high standard throughout and is located in a popular cul de sac on the outskirts of Goldsworth Park, within walking distance of local shops and facilities, as well as walking distance to Woking town centre and mainline station.

The accommodation comprises: Communal entrance hall, private entrance hall, good sized living room with bay window overlooking communal grounds, modern refitted kitchen with appliances, two bedrooms, refitted and fully tiled bathroom suite, wooden flooring to all principal rooms, neutral décor and curtains, double glazing, communal gardens and garage in a nearby block.

**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.



Ground Floor

Total Approx. Gross Internal Area 50.4 m<sup>2</sup> ... 543 ft<sup>2</sup> (excluding garage)

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