

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £925 per month
Foxhills, Goldsworth Park, Woking, Surrey, GU21 3LT



KEY FEATURES

- FIRST FLOOR FLAT • LIVING ROOM - 4.43M X 3.62M • MODERN KITCHEN - 2.61M X 2.17M • BEDROOM ONE - 3.40M X 2.62M • BEDROOM TWO - 3.58M X 2.21M • MODERN BATHROOM - 2.61M X 1.61M • DOUBLE GLAZED WINDOWS • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D68

Description

Occupying an enviable position overlooking a green, and adjoining the the Basingstoke Canal, this stunning first floor flat has just been refurbished in recent years.

It features a spacious living room with a pleasant leafy aspect, a refitted kitchen with appliances, two double bedrooms (one with a built in wardrobe) and a part tiled three piece white bathroom suite. The development offers residents parking and well maintained communal gardens with pedestrian access onto the canal.

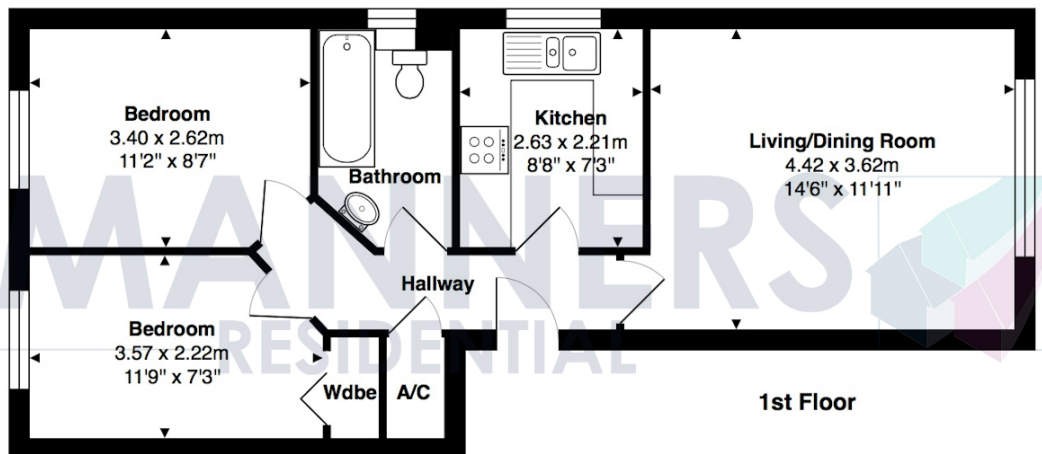
The mainline train station is located a little over a mile away which makes this home an excellent location for the commuter tenant who also wants to enjoy a leafy setting and canalside walks.

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	68	
(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		
(81-91) B		
(69-80) C		71
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Total Approx. Gross Internal Area 49.7 m² ... 535 ft²

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