

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £875 per month

Shortwood, Mount Hermon Road, Woking, Surrey, GU22 7UN



KEY FEATURES

- GROUND FLOOR FLAT • LIVING ROOM WITH PATIO DOORS • DIRECT ACCESS TO COMMUNAL GARDENS • KITCHEN WITH APPLIANCES • DOUBLE BEDROOM WITH BUILT IN WARDROBES • WHITE BATHROOM SUITE WITH SHOWER • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C69

Description

This bright and spacious one bedroom ground floor flat, with direct access to the communal gardens, is presented in neutral tones and is located in a highly sought after position within walking distance of Woking town centre and mainline station.

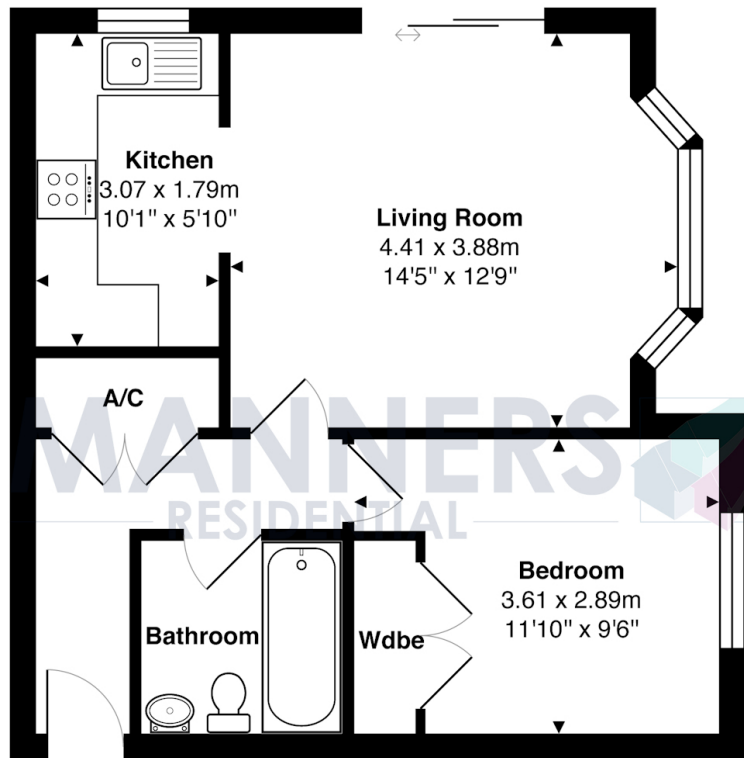
The accommodation, comprises: communal entrance hall with security entry phone system, private entrance hall, good sized double aspect lounge/dining room with patio doors to gardens, modern kitchen with appliances, double bedroom with built in wardrobe, modern white bathroom suite with shower, neutral carpets electrical heating system, well kept communal gardens, 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	50	61
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor

Total Approx. Gross Internal Area 44.0 m² ... 474 ft²

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