

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £775 per month
Primrose Drive, Bisley, Woking, Surrey, GU24 9RU



KEY FEATURES

- ONE BEDROOM FLAT • OPEN PLAN LIVING/KITCHEN • DOUBLE BEDROOM • MODERN BATHROOM • COMMUNAL GARDENS • RESIDENTS PARKING • CLOSE TO MAJOR ROAD LINKS • FURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E51

Description

This light and airy one bedroom flat is located in a quiet cul de sac position on the sought after "Flowers" development in Bisley, which is conveniently positioned for access to Woking, Guildford, Camberley and the M3.

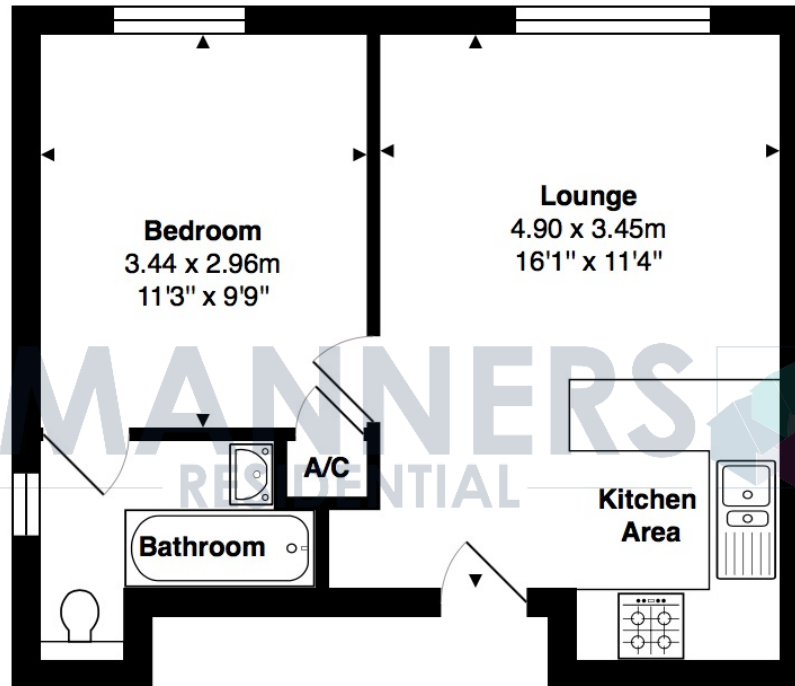
The accommodation comprises, communal hall, stairs to first floor and personal front door which opens to a large open plan living room with a modern kitchen area including appliances. The bedroom is of a good size and the ensuite bathroom with a three piece white suite. Other notable benefits are double glazing, communal gardens and 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
(55-68) D		
(39-54) E	51	
(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		92
(69-80) C		
(55-68) D		
(39-54) E	56	
(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 33.5 m² ... 360 ft²

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