

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £825 per month

Templecombe Mews, Woking, Surrey, GU22 7DL



### KEY FEATURES

- STYLISH SPLIT LEVEL APARTMENT
- LIVING ROOM WITH BAY WINDOW
- REFITTED KITCHEN
- GALLERIED BEDROOM
- REFITTED BATHROOM
- PARKING SPACE
- WALKING DISTANCE TO TOWN & STATION
- UNFURNISHED
- FIVE WEEK TENANCY DEPOSIT REQUIRED
- EPC RATING:- D65

## Description

Located on the sought after "Grange" development within walking distance of Woking town center and mainline station, this bright and airy split level galleried apartment features a modern refitted kitchen and bathroom.

The accommodation, which is presented in fresh neutral tones comprises of: Communal entrance hall with security entry phone system, private entrance hall, good sized living room with oak laminate flooring, bay window and part vaulted ceiling, a separate refitted kitchen with appliances and window to side, refitted white bathroom suite with thermostatically controlled shower, stairs to a galleried bedroom with built in wardrobes, electric heating, double glazing, neutral décor, carpets and floor coverings, allocate...

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	<b>49</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	