

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £825 per month

Calluna Court, Heathside Road, Woking, Surrey, GU22 7HU



### KEY FEATURES

- GROUND FLOOR MAISONNETTE • WALKING DISTANCE OF TOWN CENTRE • LIVING ROOM - 4.88M X 3.38M • KITCHEN - 2.51 X 1.99M • BEDROOM - 3.95M X 2.77M • BATHROOM - 1.98M X 1.47M • NEUTRAL DÉCOR • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING: D57.

## Description

PROPERTY TOUR AVAILABLE - This spacious and well presented one bedroom flat forms part of this sought after development, which is conveniently located in a central position, within a short walk of Woking town centre and mainline station.

The accommodation which is presented in neutral tones throughout comprises, hall with large storage cupboard, large living room, refitted kitchen with appliances, double bedroom, refitted bathroom with shower, electrical heating, fresh neutral décor, laminate flooring, 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.

