

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £900 per month  
Watervale, Vale Farm Road, Woking, Surrey, GU21 6AB



### KEY FEATURES

- TOP FLOOR APARTMENT WITH PARKING
- EASY WALKING DISTANCE OF THE TOWN
- LOUNGE/DINING ROOM WITH DOORS TO TERRACE
- WELL APPOINTED KITCHEN WITH APPLIANCES
- LARGE DOUBLE BEDROOM
- LUXURY BATHROOM SUITE WITH SHOWER
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- UNFURNISHED
- FIVE WEEK RENT TENANCY DEPOSIT REQUIRED
- EPC RATING:- C77

## Description

This particularly spacious one bedroom top floor apartment features its own private balcony, and forms part of this small, sought after canalside development located within easy walking distance of the town centre and mainline station.

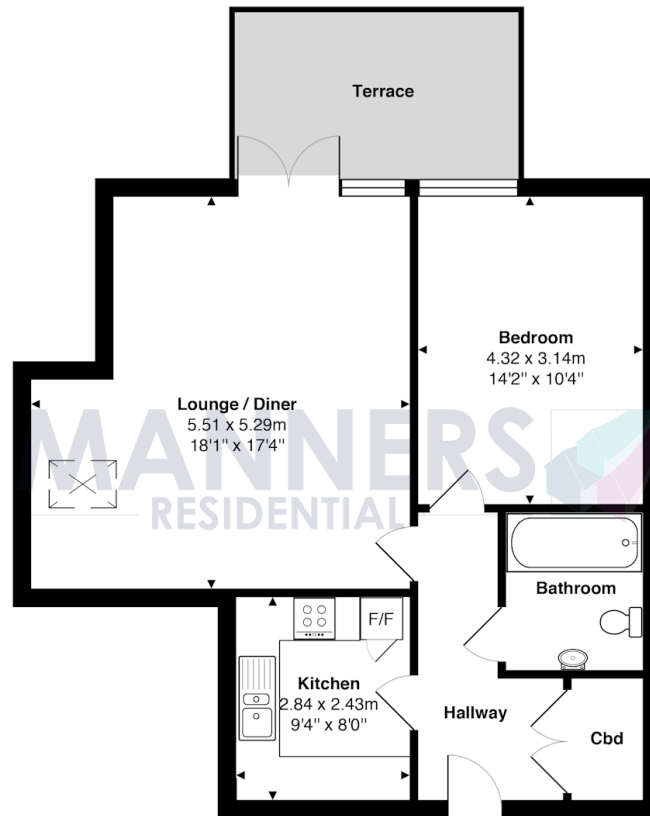
The accommodation which is presented in neutral tones throughout comprises: Communal entrance hall with security entry phone system, private entrance hall, large lounge/dining room with doors to private terrace, luxuriously appointed kitchen with appliances, large double bedroom, luxury bathroom suite with shower, gas central heating, double glazing, allocated 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	78
(55-68) <b>D</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>		79	80
(55-68) <b>D</b>			
(39-54) <b>E</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	



2nd Floor

Total Approx. Gross Internal Area 61.1 m<sup>2</sup> ... 657 ft<sup>2</sup> (excluding terrace)

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