

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £825 per month

Venton Close, Goldsworth Park, Woking, Surrey, GU21 3BX



KEY FEATURES

- FIRST FLOOR FLAT • LIVING ROOM - 5.52M X 3.81M • KITCHEN - 3.31M X 1.78M • BEDROOM - 3.31M X 2.92M • BATHROOM WITH SHOWER • GAS HEATING & DOUBLE GLAZING • GARAGE IN A BLOCK • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C77

Description

This particularly spacious and well presented one bedroom first floor maisonette is gas centrally heated, double glazed, has its own garage, and is located in a sought after area within walking distance of Goldsworth Park shopping centre and lake, and just a short drive or bus ride to Woking town centre and mainline station.

The well presented accommodation comprises: Communal entrance hall, private entrance are with stairs to first floor landing, large lounge/dining room, inner hallway, refitted kitchen with appliances, good sized double bedroom, refitted bathroom with shower, gas central heating via radiators, double glazing, good décor, garage.

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		77	79
(55-68) D			
(39-54) E			
(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			
(69-80) C		80	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

