

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £900 per month
The Birches, Heathside Road, Woking, Surrey, GU22 7ES



KEY FEATURES

- TOP FLOOR FLAT • LIVING ROOM - 4.46M X 3.61M • KITCHEN - 3.45M X 2.11M • BEDROOM - 3.54M X 3.15M • REFITTED BATHROOM • CLOSE TO TOWN CENTRE • ALLOCATED PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C69


Description


This spacious flat is located in a highly sought after and convenient central position, within a stone's throw of Woking town centre and mainline station.

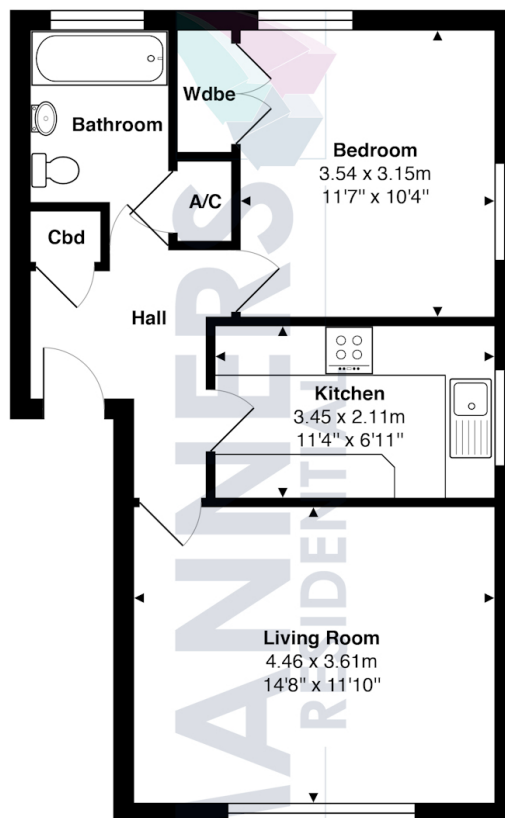
The spacious accommodation, which is neutrally decorated, comprises, communal entrance hall, private entrance hall, large living room, refitted kitchen with appliances, large double aspect double bedroom with built in wardrobes, refitted bathroom suite with shower, gas radiator central heating, double glazed, good neutral carpets and curtains, 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	74
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	69	76
England, Scotland & Wales	EU Directive 2002/91/EC 	



2nd Floor

Total Approx. Gross Internal Area 48.3 m² ... 520 ft²

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