

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,100 per month

Midhope Close, Woking, Surrey, GU22 7UF



### KEY FEATURES

- TOP FLOOR APARTMENT • TWO BEDROOMS • GOOD SIZED LIVING ROOM • MODERN KITCHEN • MODERN SHOWER ROOM • GAS CH AND DOUBLE GLAZING • PARKING FOR ONE CAR • WALKING DISTANCE TO STATION • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E 51

## Description

Located in the sought after Mt Hermon area within walking distance of Woking town centre and mainline station, this well presented top floor apartment, features two good sized bedrooms, a large living room, a modern kitchen and shower room and is gas centrally heated and double glazed.

The accommodation, which is presented in neutral tones throughout comprises: Communal entrance hall, private entrance hall, good sized living room with Juliette balcony overlooking communal gardens, a modern kitchen with built in appliances including dishwasher and tumble dryer, two good sized bedrooms, and modern shower room. Gas CH, double glazing, communal gardens and parking for one car. The property is available part furnished or unfurnished.

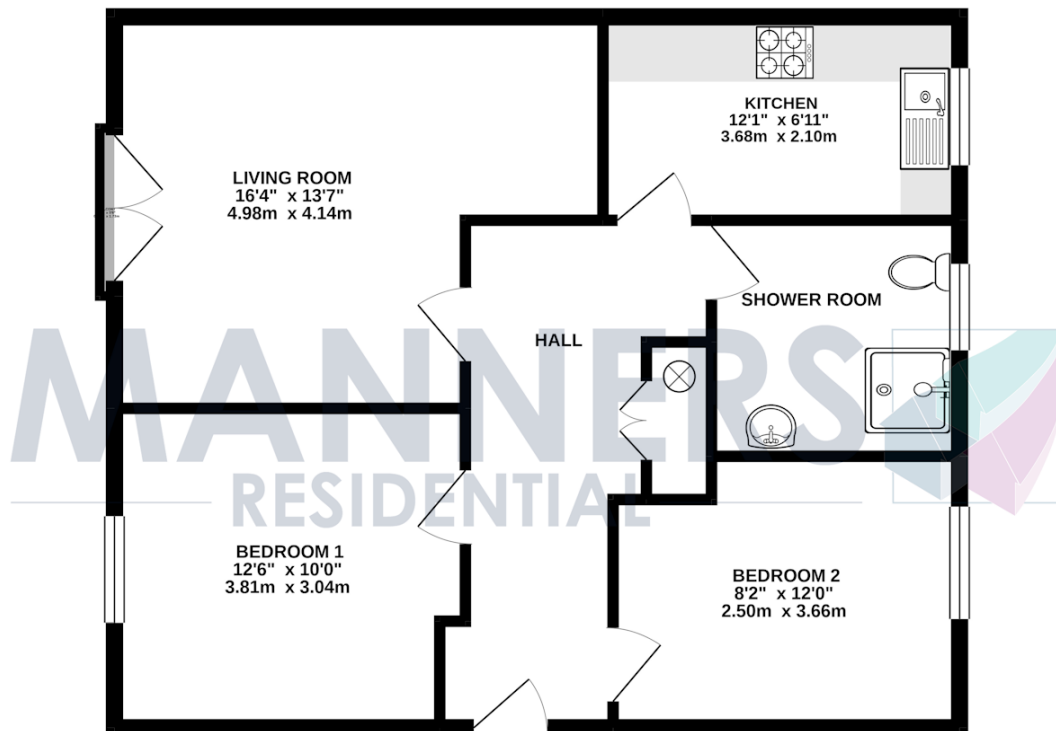
**Additional Information:** These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

## FLOOR LAYOUT 689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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