

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,025 per month

Davos Close, Claremont Avenue, Woking, Surrey, GU22 7SL



### KEY FEATURES

- GROUND FLOOR APARTMENT • SPACIOUS LIVING ROOM • KITCHEN WITH APPLIANCES • MODERN BATHROOM • ELECTRIC HEATING • WALKING DISTANCE TO TOWN CENTRE • GARAGE IN A NEARBY BLOCK • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E48

## Description

This modern two bedroom ground floor apartment features a modern kitchen and bathroom, modern décor and fittings and is situated amongst well kept communal gardens which adjoin Woking Park, and is within 10 minutes walk of Woking town centre and mainline train station.

The accommodation comprises, communal hall, private entrance hall, large living room with aspect over communal gardens, modern kitchen with appliances including a dishwasher, modern bathroom with shower bath, two double bedrooms, electrical heating, double glazing and well kept communal gardens.

**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
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
13-38	F

  

Current	Potential
	69   C