

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,200 per month  
Tenbys, Salisbury Road, Woking, Surrey, GU22 7UR



### KEY FEATURES

- SPLIT LEVEL APARTMENT • SPACIOUS LIVING ROOM • LIVING/DINING ROOM - 6.38M X 4.37M • KITCHEN WITH APPLIANCES - 3.39M X 2.88M • BEDROOM ONE - 4.78M X 3.31M • EN-SUITE SHOWER ROOM • BEDROOM TWO - 3.32M X 2.75M • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING: C80

## Description

This two double bedroom split level apartment offers contemporary accommodation that forms part of this small and select development which is within walking distance of Woking town centre and mainline station.

The accommodation comprises: communal entrance hall with security entry system, entrance hall, w.c, spacious living/dining room, a well appointed kitchen with appliances, stairs to landing, master double bedroom with built in wardrobe and en suite shower room, second double bedroom with built in wardrobe, bathroom with shower, contemporary decor and floor coverings throughout, gas central heating via radiators, communal gardens, allocated residents parking with visitors parking also available on site.

**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.

