

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £725 per month  
Essendene, Chobham Road, Woking, Surrey, GU21 4AL



### KEY FEATURES

- STONE THROW FROM WOKING STATION
- ONE DOUBLE BEDROOM - 3.0M X 3.8M
- LIGHT AND AIRY LOUNGE - 4.0M X 3.5M
- KITCHEN WITH APPLIANCES - 2.7M X 1.3M
- BATHROOM - 1.7M X 1.3M
- GAS CENTRAL HEATING
- OFF STREET PARKING
- COMMUNAL GARDEN
- FIVE WEEK TENANCY DEPOSIT REQUIRED
- EPC RATING:- C72

## Description

Positioned within walking distance from Woking town centre with it's mainline train station providing fast links to London Waterloo, this one double bedroom flat comes with off street parking.

The accommodation comprises: Communal entrance, private front door, spacious light and airy lounge, kitchen with appliances, spacious double bedroom, bathroom with power shower, gas radiator heating, communal gardens.

## Ground Floor

Communal Entrance Hall -

## First Floor

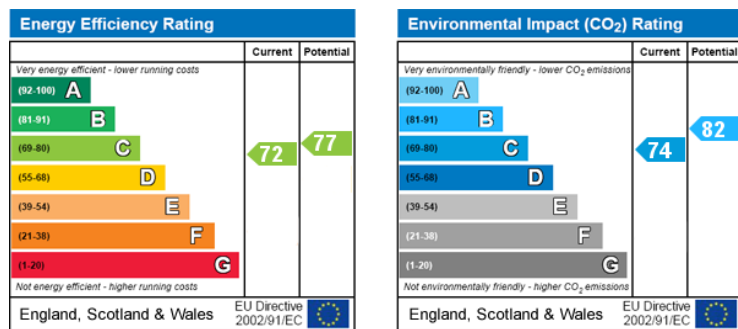
Private Entrance Hall -

Living Room - 13' 3" x 11' 3" (4.06m x 3.45m)

Kitchen - 8' 11" x 4' 1" (2.72m x 1.27m)

Bedroom - 12' 4" x 9' 10" (3.76m x 3m)

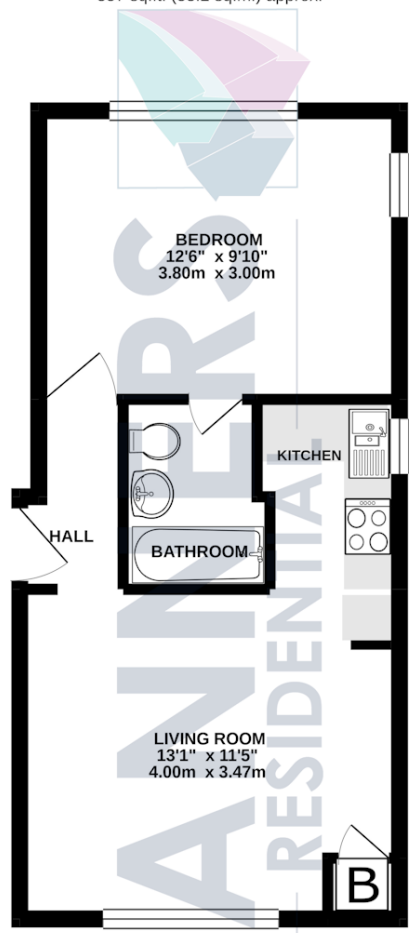
Bathroom -



**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.

FIRST FLOOR FLAT  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 357 sq.ft. (33.2 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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