

# MANNERS

## RESIDENTIAL

1 Bedroom House for Rent - £825 per month  
Courtenay Mews, Maybury, Woking, Surrey, GU21 5HT

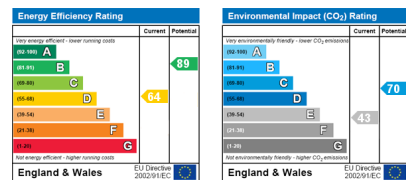


### KEY FEATURES

- TERRACED HOUSE • LIVING ROOM WITH LAMINATE FLOORING • OPEN PLAN KITCHEN WITH APPLIANCES • DOUBLE BEDROOM WITH BUILT IN WARDROBES • THREE PIECE BATHROOM SUITE • ENCLOSED REAR GARDEN • ALLOCATED PARKING SPACE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D64

## Description

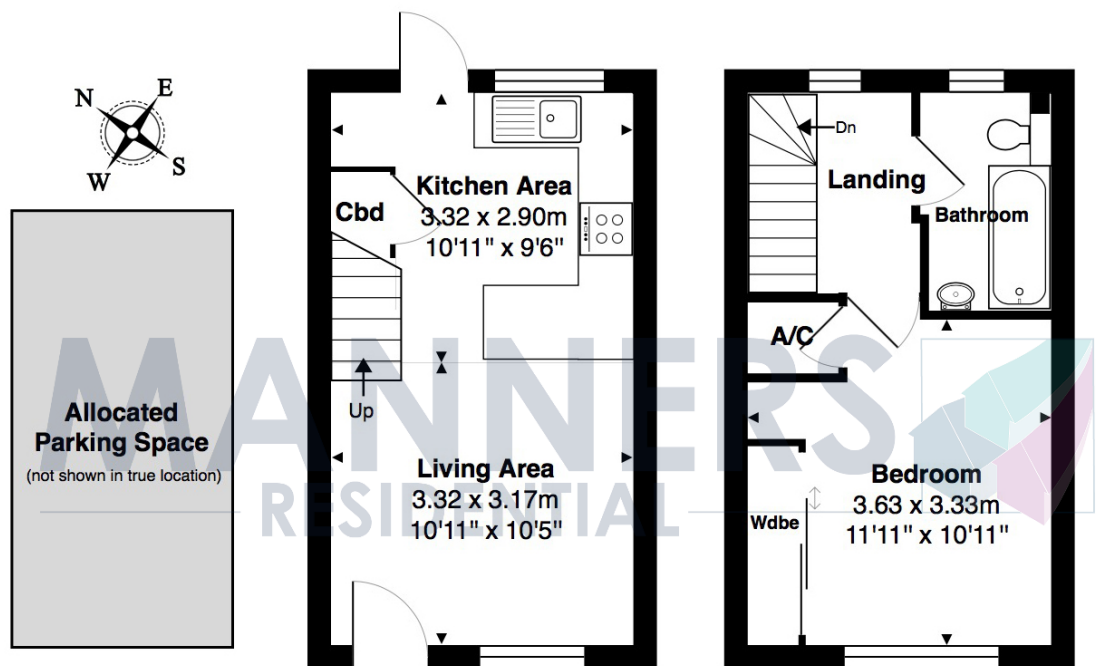
A spacious and conveniently positioned one bedroom house with allocated car parking space and a private enclosed rear garden, located in a cul de sac position within a short walk of Woking town centre and mainline station.



The well presented accommodation comprises: living room with laminate flooring, open plan kitchen with appliances, landing, large double bedroom with built in wardrobes, three piece bathroom suite, neutral décor throughout, electrical heating system, enclosed rear garden, allocated parking space.

**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.



**Ground Floor** Gross Internal Area 20.3 m<sup>2</sup> ... 219 ft<sup>2</sup> **1st Floor** Gross Internal Area 20.3 m<sup>2</sup> ... 219 ft<sup>2</sup>  
**Total Approx. Gross Internal Area 40.6 m<sup>2</sup> ... 437 ft<sup>2</sup>**

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