

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £1,150 per month

Maybury Place, 58 Sandy Lane, Woking, Surrey, GU22 8BW



KEY FEATURES

- GROUND FLOOR APARTMENT • LIVING/DINING ROOM • WELL APPOINTED KITCHEN • TWO BEDROOMS
- TWO BATHROOMS • FITTED WARDROBES • ONE ALLOCATED PARKING SPACE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- B84

Description

This well presented ground floor two double bedroom, two bathroom apartment is situated in a highly regarded gated development within walking distance of the town centre.

The stylish living accommodation comprises, living/dining area opening onto the well appointed fitted kitchen with integrated appliances, master bedroom with en-suite to master and fitted wardrobes, further second bedrooms also with fitted wardrobes and a separate additional three piece bathroom. This property also comes with one allocated off-street parking bay in the residents private car park and well maintained communal grounds.

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	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		