

# MANNERS

## RESIDENTIAL

1 Bedroom House for Rent - £925 per month  
St Anns, Mount Hermon Road, Woking, Surrey, GU22 7SU



### KEY FEATURES

• ONE BEDROOM HOUSE • SPACIOUS LIVING ROOM • MODERN KITCHEN & BATHROOM • DOUBLE BEDROOM WITH WARDROBES • ENCLOSED GARDEN • RESIDENT PARKING AREA • WALKING DISTANCE TO TOWN AND STATION • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D64

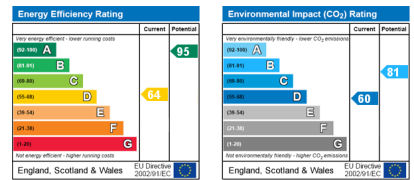
## Description

This bright and spacious one bedroom house features a modern kitchen and bathroom, an enclosed garden, resident parking, and is conveniently located in the sought after Mt Hermon area, within walking distance of Woking town centre and mainline station.

The accommodation, which is presented in fresh neutral tones comprises: Spacious double aspect living room, with laminate flooring, a modern open plan kitchen with appliances and additional under stairs storage. A staircase from the living room leads to the first floor landing, a large double bedroom with a built in wardrobe and a modern bathroom suite. The property is electrically heated and double glazed throughout. Outside, there is a fenced front garden and a resident parking area.

**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  
244 sq.ft. (22.6 sq.m.) approx.

1ST FLOOR  
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 473 sq.ft. (43.9 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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