

MANNERS

RESIDENTIAL

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

Hoe Court, 34 Claremont Avenue, Woking, Surrey, GU22 7HZ



KEY FEATURES

- GROUND FLOOR FLAT • LOUNGE / DINING ROOM • KITCHEN WITH APPLIANCES • TWO DOUBLE BEDROOMS • EN SUITE TO MAIN BEDROOM • FAMILY BATHROOM • COMMUNAL GARDENS • ALLOCATED PARKING SPACE • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- B82

Description

This light and bright, two bedroom, two bathroom property is presented in neutral tones throughout and is located within close proximity to Woking Park.

The light & airy accommodation comprises of security entry phone system, communal hallway, personal front door, private hallway with two storage cupboards, one housing the washing machine, family bathroom, main bedroom with en suite shower room, further double bedroom, lounge/dining room, open plan kitchen with appliances including oven, gas hob, extractor, fridge/freezer & dishwasher, gas radiator heating, solar powered hot water system, double glazing, communal gardens, one 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.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Area = 668 sq ft / 62 sq m
For identification only - Not to scale

