

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £1,000 per month

Cardinal Place, Guildford Road, Woking, Surrey, GU22 7LR



### KEY FEATURES

- 4TH FLOOR APARTMENT
- LARGE COVERED TERRACE/BALCONY
- OPEN-PLAN LAYOUT
- FULLY FITTED KITCHEN
- DOUBLE BEDROOM WITH WARDROBES
- THREE PIECE BATHROOM
- MOMENTS FROM THE MAINLINE STATION
- FURNISHED
- FIVE WEEK TENANCY DEPOSIT REQUIRED
- EPC RATING:- C80

## Description

This fantastic fourth floor apartment enjoys a premium corner position with a large covered terrace/balcony offering far reaching views. It's beautifully presented, comes furnished and is located just moments away from the town centre and mainline train station.

This quite superb property offers open-plan reception/kitchen area with double doors opening onto the south facing terrace. The kitchen is well equipped and has a oven, hob, extractor hood, fridge, freezer and full size dishwasher. The spacious bedroom comes with fitted double wardrobes and the bathroom is fitted with a three piece white suite.

There is secure basement bicycle storage, concierge services and a residents' gym.

**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.

