

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £875 per month

Belgrave Manor, Brooklyn Road, Woking, Surrey, GU22 7TW



### KEY FEATURES

- SECOND FLOOR FLAT • DOUBLE ASPECT LIVING ROOM • REFITTED KITCHEN WITH APPLIANCES • DOUBLE BEDROOM • REFITTED BATHROOM WITH POWER SHOWER • GAS CENTRAL HEATING • GARAGE IN A NEARBY BLOCK • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING: - C71

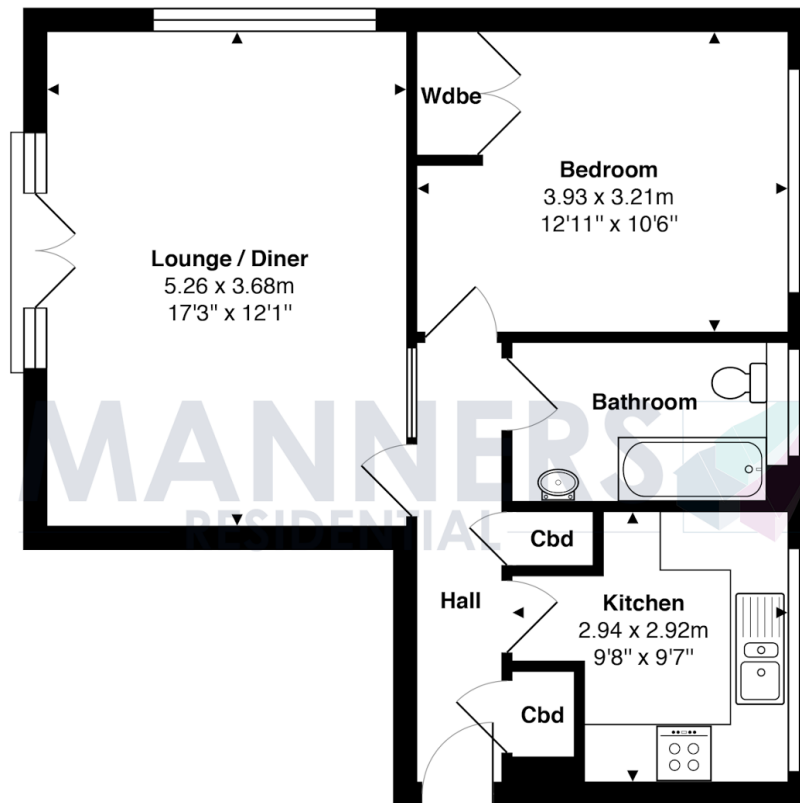
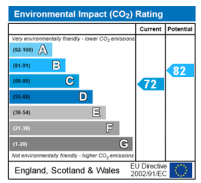
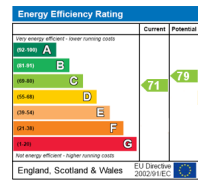
## Description

This fantastic second floor flat with pleasant views has been refurbished in recent years and benefits from a refitted kitchen, double glazing and neutral décor, carpets and curtains.

The property is conveniently located in the sought after Mt Hermon area, within walking distance of Woking town centre, and mainline station. The spacious accommodation comprises: communal entrance hall, private entrance hall with built in storage cupboards, large double aspect living room with doors to Juliet balcony, modern refitted kitchen with appliances, double bedroom, modern refitted bathroom with power shower, gas central heating, neutral carpets, curtains and decor, garage.

**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.



### 2nd Floor

Approx. Gross Internal Area 52.3 m<sup>2</sup> ... 563 ft<sup>2</sup>

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