

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £950 per month

Bankside, Woking, Surrey, GU21 3DY



KEY FEATURES

- NEW DECOR & CARPETS
- LARGE LIVING ROOM WITH STORAGE CUPBOARD
- MODERN FITTED KITCHEN WITH APPLIANCES
- INNER HALLWAY WITH STORAGE CUPBOARDS
- DOUBLE BEDROOM WITH BUILT IN WARDROBE
- REFITTED WHITE BATHROOM SUITE
- GARAGE IN A NEARBY BLOCK
- UNFURNISHED
- FIVE WEEK TENANCY DEPOSIT REQUIRED
- EPC RATING:- C71

Description

Offering canalside views this well presented first floor flat has been recently redecorated and recarpeted in contemporary tones throughout.

The accommodation comprises of a communal front door shared with one other property, personal front door to lobby with stairs to the first floor. The living room has a pleasant aspect with views towards the Basingstoke canal and benefits from a large over the stair's storage cupboard.

From the living room you access the rest of the property via an inner hallway which contains a large airing cupboard and further large storage cupboard. A fitted kitchen provides modern units with appliances including a gas hob, electric double oven, washer/dryer and fridge/freezer. The double bedroom has a built in wardrobe and the three piece white bathroom suite comes with a pumped shower over the bath. Other notable features include brand new Dimplex Q-Rad electric radiators, double glazing, residents parking and a garage in a nearby block.

Location

Located within approximately 0.6 miles* to the centre of St Johns village, and Woking mainline train station approximately 1.15 miles* away, this home provides easy access on foot, by car or public transport, to anyone who requires the fast train hub to London or the quite pace of a village.

*Measured distance via Google Maps "as the crow flies".

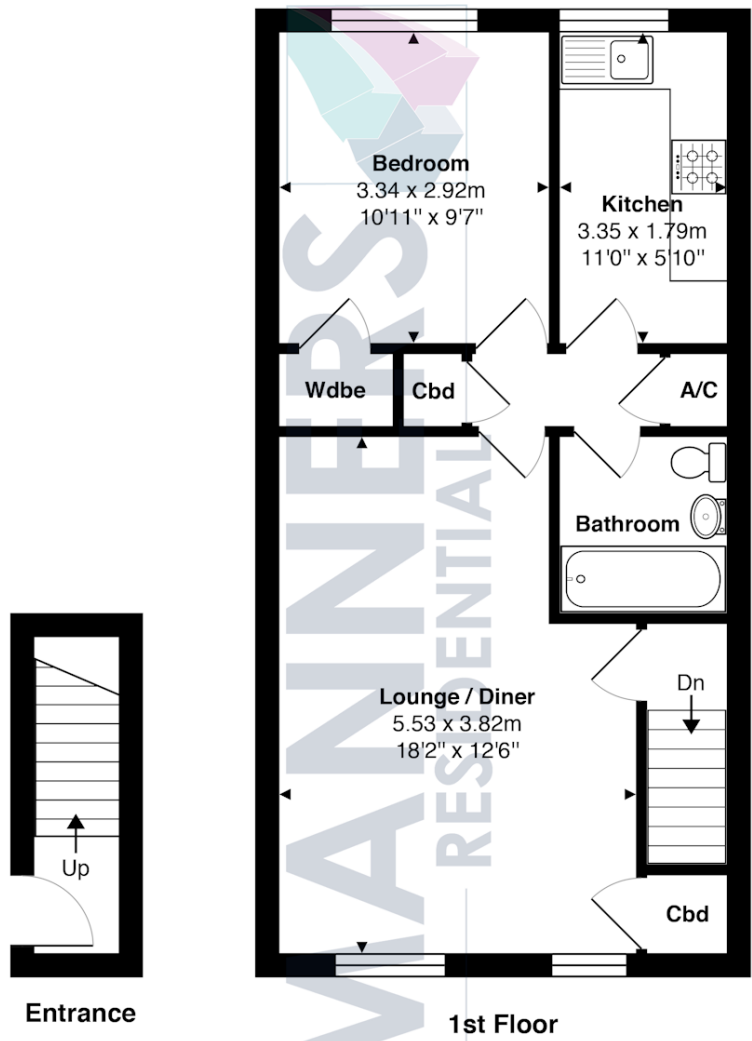
Exterior

Outside - There is also the use of an external storage/meter cupboard and a garage in a nearby block.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	71 C	
39-54	E		
21-38	F		
1-20	G		

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.



Total Approx. Gross Internal Area 50.5 m² ... 543 ft²
All measurements are approximate and for display purposes only. Not to scale.