

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £1,250 per month

Enterprise Place, Church Street East, Woking, Surrey, GU21 6AG



KEY FEATURES

- 8TH FLOOR APARTMENT • LIVING ROOM - 4.71M X 4.58M (MAX) • KITCHEN - 3.02M X 2.26M • BEDROOM ONE - 4.80M X 2.63M (MAX) • EN SUITE BATHROOM • BEDROOM TWO - 3.61M X 2.50M • FURTHER SECOND BATHROOM • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C80

Description

This wonderful 8th floor apartment forms part of this highly sought after centrally positioned development, and offers a larger living room, a full width balcony and a full en suite bathroom to the master bedroom.

Located within a stone's throw of local offices, restaurants, shops and the mainline stations, the apartment is serviced by a passenger lift and offers neutrally presented accommodation comprising: Private entrance hall with large utility cupboard, spacious living room with doors to full width balcony and open plan kitchen area with built in appliances including dishwasher, master bedroom with built in wardrobes and en suite bathroom with shower, second bedroom with wardrobes and main bathroom with shower.

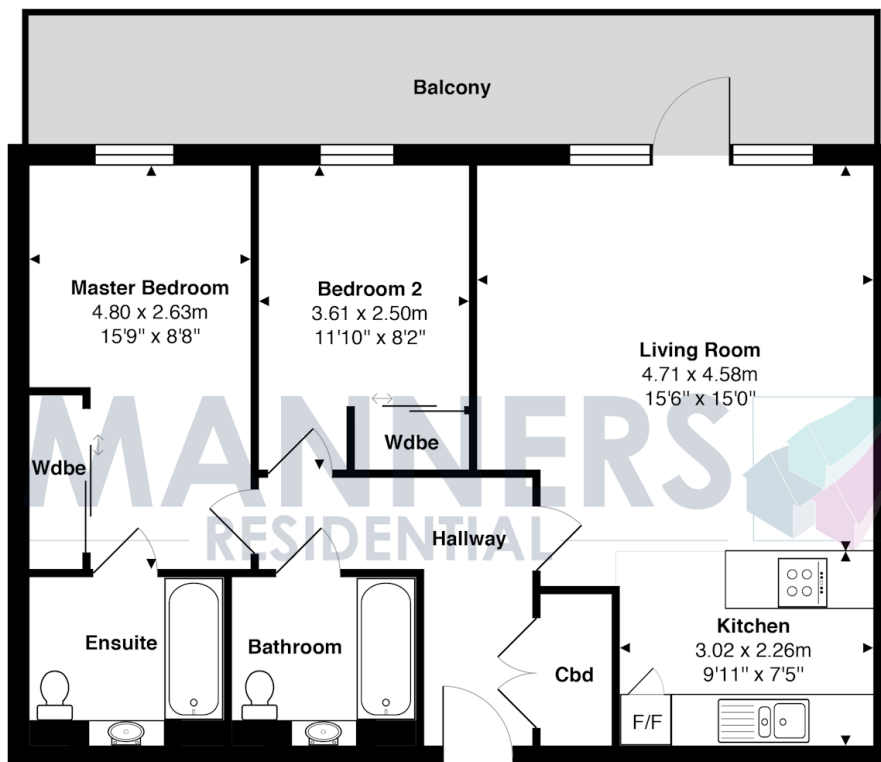
Other notable benefits include economical radiator heating system, double glazing, neutral décor and wood flooring to living room and hallway.

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,

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential	Score	Current	Potential	Score
A	A	80	B	B	82
B	B	81	C	C	83
C	C		D	D	
D	D		E	E	
E	E		F	F	
F	F		G	G	
G	G				

England, Scotland & Wales EU Directive 2002/91/EC



8th Floor

Total Approx. Gross Internal Area 69.0 m² ... 743 ft² (excluding balcony)

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