

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £1,100 per month

Brooklyn Court, Brooklyn Road, Woking, Surrey, GU22 7TQ



KEY FEATURES

- FIRST FLOOR APARTMENT • SPACIOUS LIVING ROOM • REFITTED KITCHEN WITH APPLIANCES • TWO LARGE BEDROOMS (BOTH WITH WARDROBES) • REFITTED FOUR PIECE BATHROOM • COMMUNAL GARDENS • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C73

Description

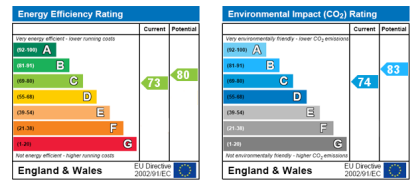
Situated within walking distance of Woking Park, and the town centre, this first floor larger than average apartment is presented in excellent condition throughout.

The accommodation comprises of communal entrance hall with security entry phone system, personal hallway with cloaks cupboard, a light and airy living room with a pleasant outlook, a refitted kitchen with white fronted high gloss cupboards and drawers with integrated appliances including a gas hob, oven, extractor and dishwasher, there is also a freestanding washing machine and fridge/freezer along with ample work surfaces. There are also two double bedrooms both with wardrobes and a refitted contemporary four piece bathroom which includes a separate shower cubicle.

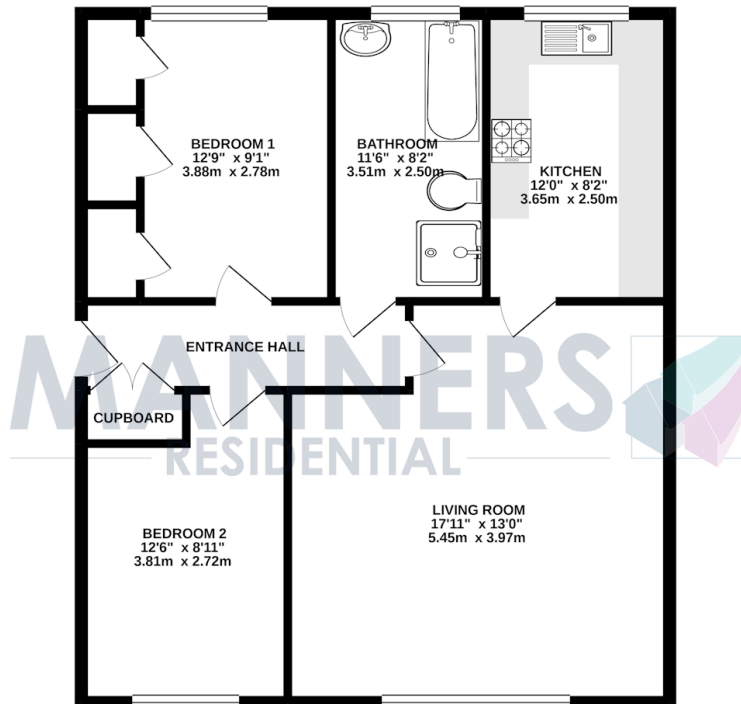
Other notable benefits include double glazed windows, gas heating via a combi boiler and residents parking. This apartment has the use of well maintained communal gardens and is walking distance to Woking Park, Health Club and Leisure Centre and the Hoe Valley Path.

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



FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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