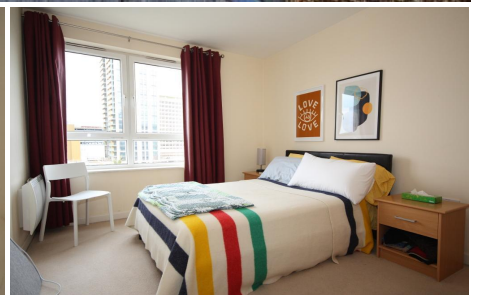


MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £950 per month
Centrium, Station Approach, Woking, Surrey, GU22 7PD



KEY FEATURES

- 5TH FLOOR APARTMENT • LIVING ROOM WITH BALCONY • SEPARATE KITCHEN WITH APPLIANCES • DOUBLE BEDROOM • WHITE BATHROOM SUITE • STORAGE CUPBOARD • ELECTRIC HEATING • FURNISHED OR UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C78

Description

Situated on the first floor within an iconic modern town centre block, and only a short walk to the shops and mainline station, this apartment benefits from having a separate kitchen, balcony, as well as a communal garden.

The accommodation comprises of communal entrance lobby with concierge service, stairs and lift to 5th floor, personal front door to entrance hallway, spacious living room with door to a balcony, separate kitchen with appliances, master bedroom, white bathroom suite and storage cupboard. The property also benefits from double glazing, electric heating, and communal landscaped gardens.

N.B. This flat comes without parking but residents can apply for a discounted car park permit from Woking Borough Council to use either the Heathside Crescent or Victoria Way car park. Only 1 permit per apartment may be issued. If a 2nd permit is required, you can apply for an off-peak car park permit only.

For more information please contact us or visit Woking Borough Council's website:
www.woking.gov.uk/parking-and-streets/car-park-permits/residents-car-park-permits

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		