

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £800 per month

Beta Road, Maybury, Woking, Surrey, GU22 8EF



KEY FEATURES

- TOP FLOOR FLAT • LIVING ROOM - 4.23M X 3.64M • KITCHEN - 3.63M X 1.81M • BEDROOM - 4.23M X 2.63M (WITH WARDROBES) • REFITTED WHITE BATHROOM SUITE • COMMUNAL GARDENS • RESIDENTS PERMIT PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC - D60

Description

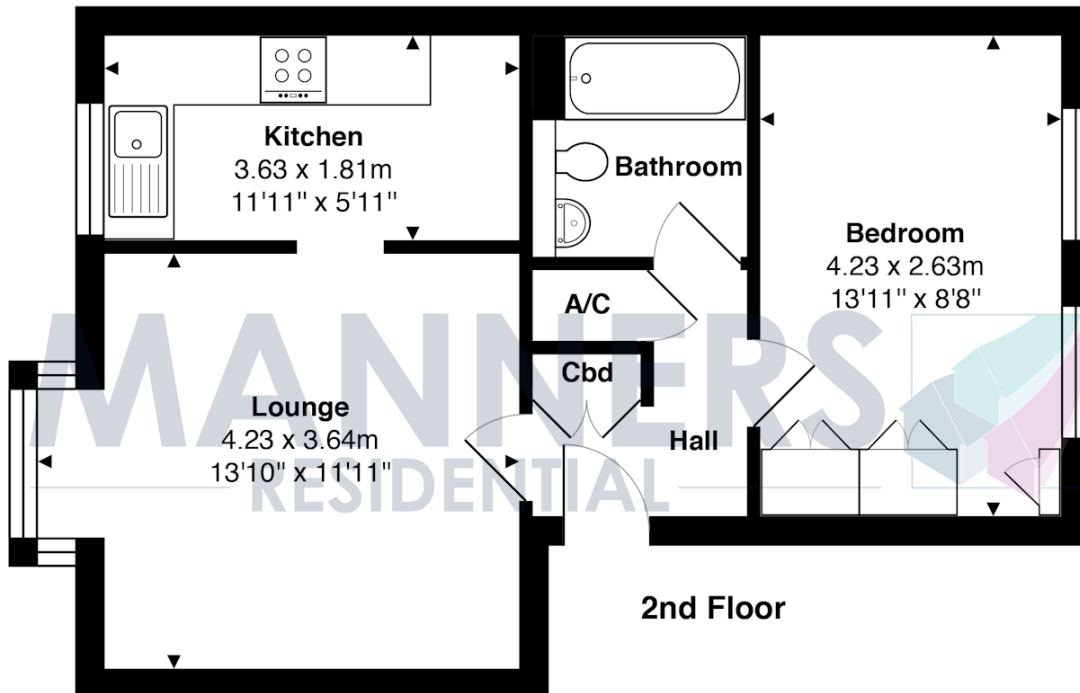
This bright and spacious top floor flat is located in a convenient position within walking distance of Woking town centre and mainline station.

The accommodation comprises, communal hall with security entry system, private hallway, large living room with laminate flooring, refitted kitchen with appliances, double bedroom with bedroom furniture, refitted three piece white bathroom suite with shower, electric heating, communal grounds, residents permit parking.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Band	Current	Potential	Band	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
	60	74		56	58



Total Approx. Gross Internal Area 40.9 m² ... 440 ft²

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