

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,075 per month

Wildbank Court, White Rose Lane, Woking, Surrey, GU22 7JH



### KEY FEATURES

- WALKING DISTANCE TO STATION • MODERN APARTMENT • LIVING ROOM - 5.88M X 2.98M • MODERN KITCHEN - 2.96M X 1.85M • BEDROOM ONE - 4.67M X 2.59M • BEDROOM TWO - 3.81M X 2.31M • MODERN BATHROOM & RESIDENT PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING: C79

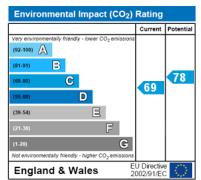
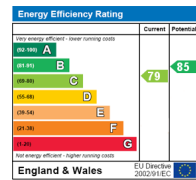
## Description

Located in a sought after and convenient position within walking distance of Woking town centre and mainline station this spacious two bedroom first floor apartment features a modern kitchen and bathroom as well as fresh neutral decor, carpets and oak flooring. An internal inspection is highly recommended.

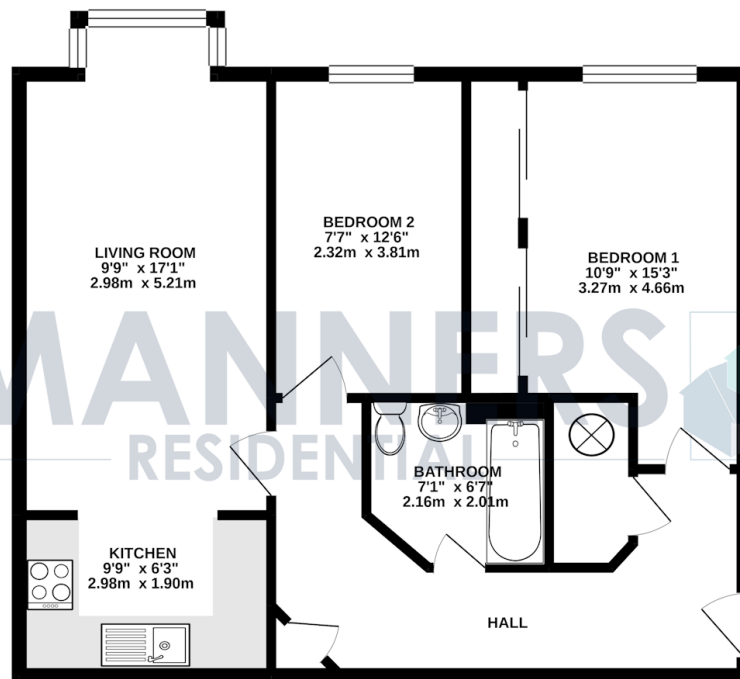
The accommodation, which is presented in fresh neutral tones throughout comprises: Communal entrance hall with security entry phone system, private entrance hall with oak flooring, storage cupboard and large airing cupboard; spacious living room with oak flooring, bay window and archway to a modern kitchen with porcelain tiled floor and appliances including cooker, washer/dryer, integrated fridge and freezer; master bedroom with full wi...

**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.



### FIRST FLOOR FLAT 692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA - 692 sq ft. (64.3 sq.m.) approx.

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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