

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £950 per month  
Foxhills, Goldsworth Park, Woking, Surrey, GU21 3LT



### KEY FEATURES

- TOP FLOOR FLAT • LIVING ROOM WITH BAY WINDOW • REFITTED KITCHEN WITH APPLIANCES • TWO BEDROOMS • WHITE BATHROOM SUITE • COMMUNAL GARDENS & RESIDENTS PARKING • CANALSIDE DEVELOPMENT • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D58

## Description

This spacious and well presented two bedroom top floor flat is set amongst well kept communal grounds which adjoin the Basingstoke Canal and tow path, and is located on the Woking fringe of the development, within walking distance of the town centre and mainline station.

The accommodation comprises: Communal entrance hall with security entry phone system, private entrance hall, spacious living room with views over the communal gardens, refitted kitchen with appliances, two bedrooms (one with fitted wardrobe), refitted three piece white bathroom suite, electric heating, upvc double glazing and residents 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.

