

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £925 per month
Enterprise Place, Church Street East, Woking, GU21 6AD



KEY FEATURES

- SECOND FLOOR APARTMENT • LOUNGE - 4.61 X 3.01 • KITCHEN AREA - 2.93 X 2.08 • BEDROOM - 3.46 X 3.29MAX • BATHROOM - 2.09 X 1.7 • JULIET BALCONY & BUILT IN WARDROBES • CLOSE TO TOWN CENTRE & MAINLINE STATION • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- B83

Description

Situated within a short walk of Woking mainline train station and shopping centre this second floor one bedroom apartment is situated in an ultra convenient location.

The well presented accommodation comprises of communal entrance hall with secure entry system, a choice of taking a lift or stairs to the second floor where you'll find a personal front door opens to an L-shaped hallway. The spacious living room has a juliet balcony and is open plan to the kitchen which is fitted with contemporary units with integrated appliances including a dishwasher and washer/dryer. The double bedroom has fitted double wardrobes and the bathroom has a three piece white suite with a vanity unit and full height tiling.

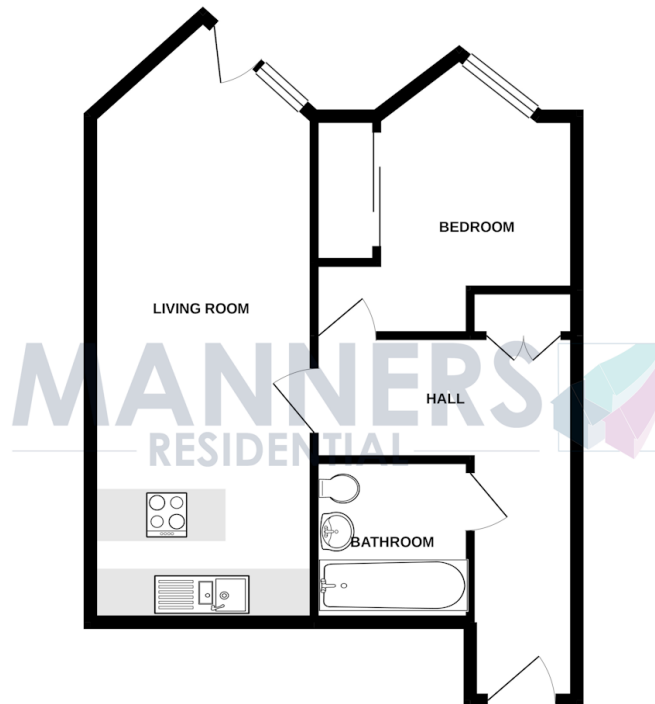
Additional Information: These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit 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

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

FLAT LAYOUT
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA - 495 sq ft. (46.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of above, windows, doors 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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