

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £1,125 per month
Palace Court, Maybury Road, Woking, Surrey, GU21 5HP



KEY FEATURES

- DESIGNER BATHROOM • MODERN KITCHEN • LARGE LIVING ROOM (25M2) & LOFT STORAGE • UPVC DOUBLE GLAZING • 0.2MILE FROM STATION • SECURE DEVELOPMENT • 2 PARKING SPACES • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C71

Description

Stunning 2 double-bed apartment, only 0.2 mile from Woking Station. Absolutely ideal for commuters (25 mins to Waterloo) in gated development and with 2 parking spaces). Designer bathroom and kitchen, very spacious lounge. An early inspection is essential.

Unusually spacious and light interior (74m² in total), decorated and carpeted throughout in neutral colours. A stunning black and white fully tiled refitted bathroom with multi-coloured glass mosaic trim. This apartment is located in the heart of town, only 25 mins from Waterloo.

Outside: Well kept communal lawned garden

WOKING is a thriving Surrey town, with excellent road links via M25, M3 and A3 and easily accessible to Heathrow, to which there is an hourly dedicated coach service. Woking offers a wide range of shops and restaurants and first class entertainment facilities from its two theatres and cinema complex as well as numerous golf clubs, sports and leisure facilities.

Second Floor

Living Room - 22' 6" x 12' 0" (6.88m x 3.66m) A very large light and sunny space, plenty of room for lounge/ dining /study furniture. Double aspect

Kitchen - separate, with window - recently refitted with Howdens Shaker style wall and base units, inc. washing machine, integrated oven, ceramic hob, extractor fan, 50/50 frig freezer

Bathroom - Large, recently refitted high spec bathroom comprising P-shape bath/ shower, curved glass screen, toilet with concealed cistern, vanity unit and basin, integrated into high gloss units, heated towel rail and floor to ceiling designer tiling inc glass mosaic multi-coloured column

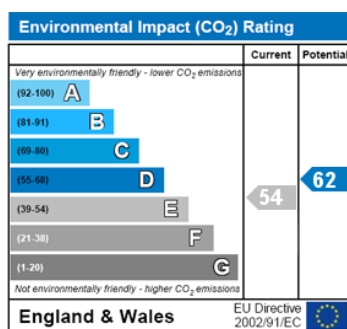
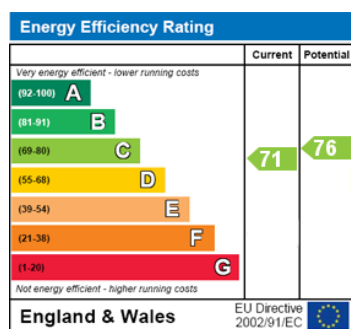
Double Bedroom - 14' 4" x 10' 11" (4.37m x 3.35m) Large room with 1.6m wide double fitted wardrobe with 3 shelves

2nd Double Bedroom - 13' 5" x 7' 2" (4.11m x 2.2m) with (1.36m) wide fitted wardrobe with 3 shelves

Loft -

Exterior

Outside - 2 allocated parking spaces: one undercover, a few feet from the main door, well kept communal lawned garden.



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.