

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £875 per month
Windermere Ct, St Johns, Woking, Surrey, GU21 7RA



KEY FEATURES

- FIRST FLOOR FLAT • LIVING ROOM - 4.0M X 3.3M • KITCHEN - 2.2M X 2.3M • BEDROOM - 3.1M X 2.9M • BATHROOM WITH SHOWER • ALLOCATED PARKING • STONE'S THROW OF THE VILLAGE CENTRE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING: - C73

Description

This well proportioned one bedroom first floor flat, has an allocated parking space and forms part of this highly sought after individual development, which backs onto the Basingstoke canal and is located within a stone's throw of the village centre, and just a short drive or bus ride to Woking town centre and station.

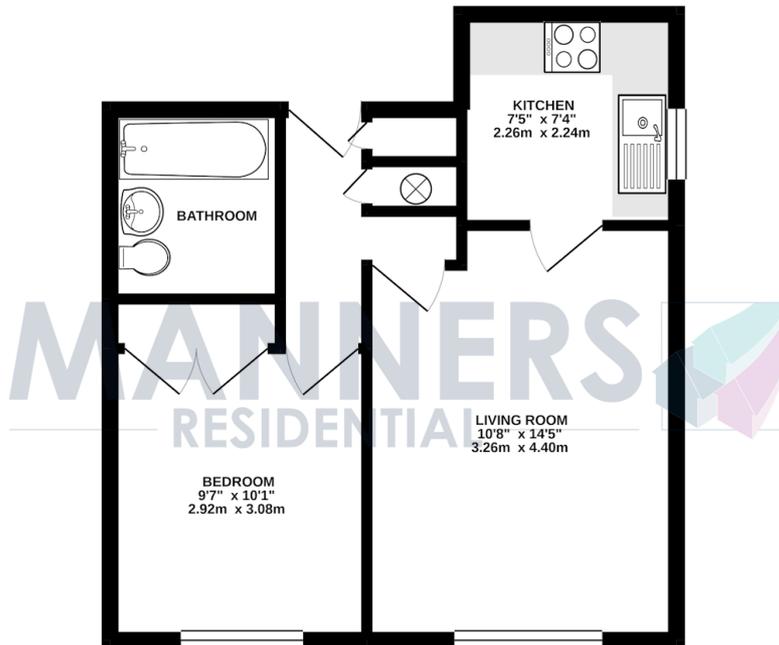
The accommodation comprises: communal entrance hall with security entry phone system, private entrance hall, good sized living room with built in storage/shelving units, modern kitchen with appliances, double bedroom with built in wardrobe, modern bathroom with shower and allocated parking.

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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR FLAT
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 411 sq ft. (38.2 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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