

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £850 per month

High Street, Woking, Surrey, GU21 6BW



KEY FEATURES

- TOP FLOOR FLAT • ENTRANCE HALLWAY • LARGE LIVING ROOM • SEPARATE DINING ROOM • SPLIT LEVEL KITCHEN • MODERN BATHROOM WITH SHOWER • CENTRAL TOWN LOCATION • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E39

Description

This spacious top floor apartment, provides exceptionally large accommodation and is also located in an ultra convenient central town centre position within a stone's throw of Woking mainline station.

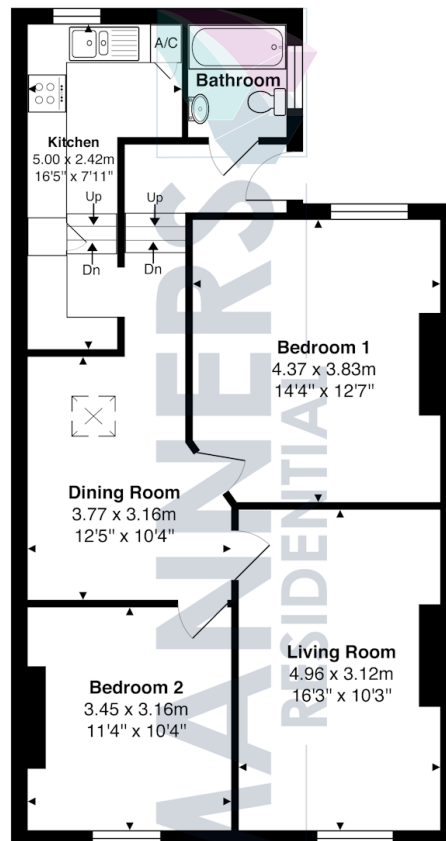
The accommodation which is presented in neutral tones throughout comprises: entrance hall, spacious living room, separate dining room, two large double bedrooms, split level kitchen with appliances, white bathroom suite with shower, fitted carpets, curtains and blinds, electric heating.

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			Environmental Impact (CO ₂) Rating		
Band	Current	Potential	Band	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Energy Efficiency Rating: Current 68, Potential 39
Environmental Impact (CO₂) Rating: Current 47, Potential 39



Total Approx. Gross Internal Area 72.9 m² ... 784 ft²

All measurements are approximate and for display purposes only. Not to scale.