

# MANNERS

## RESIDENTIAL

Flat for Rent - £725 per month  
Inkerman Road, Woking, Surrey, GU21 2BQ



### KEY FEATURES

- FIRST FLOOR FLAT • LARGE STUDIO ROOM • FITTED BEDROOM FURNITURE • SEPARATE KITCHEN WITH APPLIANCES • THREE PIECE WHITE BATHROOM SUITE • DOUBLE GLAZING & GAS HEATING • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D68

## Description

A spacious first floor studio apartment, forming part a small sought after development within walking distance of St Johns and Knaphill village centres and 5 minutes drive to Woking town centre and mainline station.

The accommodation comprises: communal entrance hall, private entrance hall, good sized bed/sitting room with fitted wardrobe, separate refitted modern kitchen with appliances and window, three piece white bathroom suite with window, gas central heating 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		