

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,200 per month

York Road, Woking, Surrey, GU22 7XS



### KEY FEATURES

- GROUND FLOOR CONVERSION FLAT • TWO LARGE RECEPTION ROOMS • CONSERVATORY • KITCHEN WITH APPLIANCES • TWO LARGE DOUBLE BEDROOMS • BATHROOM WITH SHOWER • PARKING & GARAGE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D60

## Description

This cavernous two bedroom, two reception room conversion apartment occupies the whole of the ground floor of this Edwardian house and features a kitchen with appliances, a private enclosed rear garden and garage.

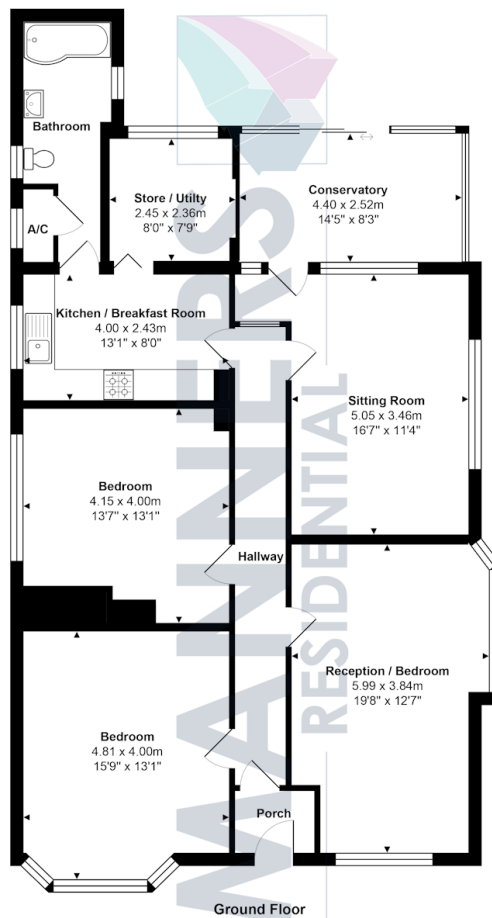
The flat is located in a sought after residential area within walking distance of Woking town centre and station. The accommodation comprises: Entrance hall, large sitting room, conservatory, large dining room, kitchen with appliances, two large double bedrooms, bathroom with shower, gas central heating, neutral décor, garage and 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		76   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



Total Approx. Gross Internal Area 126.6 m<sup>2</sup> ... 1362 ft<sup>2</sup>

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