

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £995 per month

Cardinal Place, Guildford Road, Woking, Surrey, GU22 7LR



KEY FEATURES

- WELL PRESENTED APARTMENT
- LIVING ROOM WITH BALCONY
- OPEN PLAN KITCHEN
- FITTED APPLIANCES
- MASTER BEDROOM
- THREE PIECE WHITE BATHROOM SUITE
- ELECTRIC HEATING & DOUBLE GLAZING
- UNFURNISHED
- FIVE WEEK TENANCY DEPOSIT REQUIRED
- EPC RATING:- B83

Description

We are delighted to offer this pleasant apartment forming part of this conveniently located development close to local shops, Woking town centre and the mainline train station.

This bright and spacious apartment offers a spacious living room with private balcony, open plan fitted kitchen with appliances, master bedroom, main bathroom with vanity sink unit, low level w.c. and bath with shower attachment over, electric heating and double glazing.

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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		