

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £825 per month

Carmel Close, Mount Hermon Road, Woking, Surrey, GU22 7XQ



### KEY FEATURES

- TOP FLOOR FLAT • LIVING ROOM WITH BAY WINDOW • FITTED KITCHEN WITH APPLIANCES • BEDROOM WITH WARDROBES • ENSUITE BATHROOM • ELECTRIC HEATING • ALLOCATED PARKING SPACE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C69

## Description

A bright one bedroom top floor apartment forming part of this sought after development in the Mt Hermon area within a short level walk of the Woking town centre and mainline station.

The accommodation comprises: communal entrance hall with security entry phone system, private entrance hall, living room with bay window, refitted kitchen with appliances, bedroom with built in wardrobes, three piece bathroom suite, laminate flooring, neutral decor, electric heating and one 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		78   C
55-68	D	69   C	
39-54	E		
21-38	F		
1-20	G		