

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £925 per month

Oak House, Heathside Crescent, Woking, Surrey, GU22 7AD



### KEY FEATURES

- FIRST FLOOR APARTMENT • GOOD SIZED LIVING ROOM • SEPARATE KITCHEN WITH APPLIANCES • DOUBLE BEDROOM • DOUBLE GLAZING & ELECTRIC HEATING • COMMUNAL GARDENS • ALLOCATED PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING: - B81

## Description

We are delighted to offer this spacious and well presented one double bedroom first floor apartment forming part of this hugely sought after development, conveniently located within a stone's throw of Woking town centre and mainline station.

The accommodation which is presented in neutral tones throughout comprises: communal entrance hall, private entrance hall, good sized living room, separate fitted kitchen with appliances including oven, hob, extractor, washing machine and fridge, modern white bathroom suite, double bedroom, electric heating, neutral carpets, double glazing, communal gardens and allocated parking.

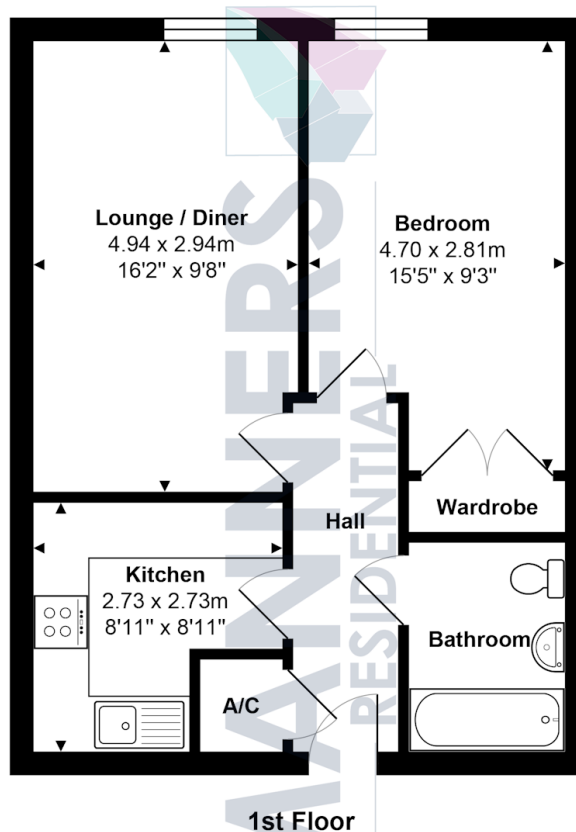
**Additional Information:** These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit 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	84   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Approx. Gross Internal Area 45.4 m<sup>2</sup> ... 489 ft<sup>2</sup>

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