

# MANNERS

## RESIDENTIAL

1 Bedroom House for Rent - £875 per month

Veryan, Goldsworth Park, Woking, Surrey, GU21 3LL



### KEY FEATURES

- TERRACED HOUSE CLOSE TO LAKE • LIVING ROOM • FITTED KITCHEN WITH APPLIANCES • GALLERIED BEDROOM • BATHROOM WITH WINDOW • ALLOCATED PARKING SPACE • GARAGE IN NEARBY BLOCK • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D67

## Description

Located within a few steps of Goldsworth Park lake this freshly decorated house is positioned within an ideal location close to local shops, including a Waitrose, as well as an abundance of recreational space.

Other notable benefits about this property are the private garden, which is mostly enclosed by mature hedging, the allocated parking space and the garage in a nearby block.

Inside the accommodation has been completely redecorated throughout in neutral colours and comprises of living room with part vaulted ceiling, modern refitted kitchen with appliances, stairs to first floor landing with a built in wardrobe, double bedroom, modern refitted bathroom with shower, neutral carpets to stairs and first floor, electric heating a...

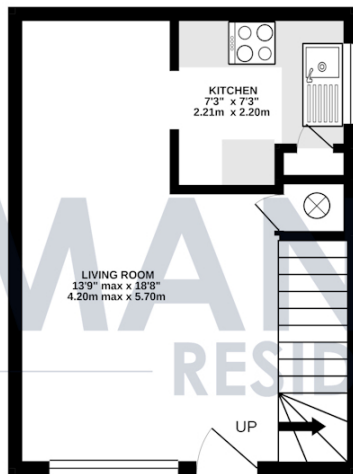
**Additional Information:** These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit 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.

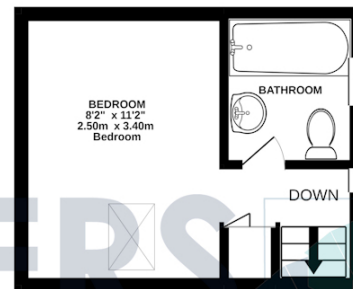
## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
258 sq.ft. (23.9 sq.m.) approx.



1ST FLOOR  
154 sq.ft. (14.3 sq.m.) approx.



TOTAL FLOOR AREA - 411 sq.ft. (38.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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