MANNERS
RESIDENTIAL

1 Bedroom Flat for Rent - £800 per month

Millford, Goldsworth Park, Woking, Surrey, GU21 3LH

KEY FEATURES

• FIRST FLOOR SPLIT LEVEL FLAT • LIVING ROOM - 4.21M X 3.08M • REFITTED KITCHEN - 2.26M X 1.58M •
GALLERIED BEDROOM - 4.79M X 2.97M • THREE PIECE WHITE BATHROOM SUITE • DOUBLE GLAZING •
ALLOCATED PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E52
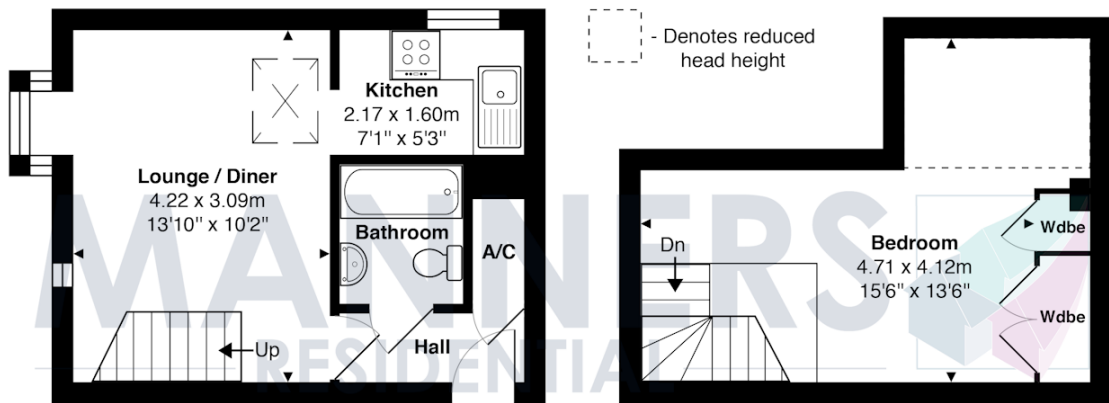
Description

An extremely well presented one double bedroom split level flat located within a short walk to Goldsworth Park Lake and shopping facilities yet within a short drive or bus ride to Woking town centre.

The accommodation comprises of entrance hallway, living room with wooden flooring, refitted kitchen with appliances, stairs to galleried double bedroom, refitted three piece white bathroom suite, double glazing, 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 — Current 52, Potential 77

Environmental Impact (CO₂) Rating — Current 60, Potential 61

- Denotes reduced head height

Kitchen
2.17 x 1.60m
7'1" x 5'3"

Lounge / Diner
4.22 x 3.09m
13'10" x 10'2"

Bathroom

A/C

Hall

Up

1st Floor
Approx. Gross Internal Area 23.2 m² ... 249 ft²

Dn

Bedroom
4.71 x 4.12m
15'6" x 13'6"

Wdbe

Wdbe

2nd Floor
Approx. Gross Internal Area 16.6 m² ... 179 ft²

Total Approx. Gross Internal Area 39.8 m² ... 428 ft²
All measurements are approximate and for display purposes only. Not to scale.