

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £995 per month

Belgrave Manor, Brooklyn Road, Woking, Surrey, GU22 7TW



### KEY FEATURES

- GROUND FLOOR APARTMENT • CORNER POSITION • LIVING ROOM WITH PATIO DOORS • FITTED KITCHEN WITH APPLIANCES • TWO BEDROOMS • GAS CENTRAL HEATING • DOUBLE GLAZING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C71

## Description

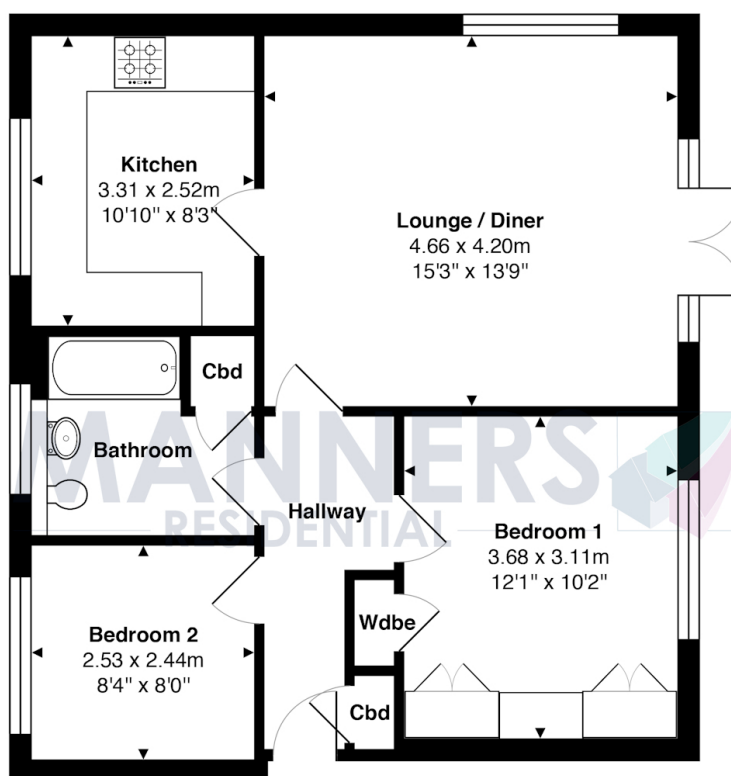
A light and airy two bedroom ground floor apartment, enjoying a ground floor corner position with direct access from the living room onto the well kept communal gardens.

The flat is located in the sought after Mt Hermon area within easy walking distance of the town centre and station and comprises: communal entrance hall, private entrance hall, double aspect living room with patio doors, fitted kitchen with appliances, master bedroom with fitted bedroom furniture and built in wardrobe, further second bedroom, modern bathroom with shower, gas central heating, 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		
69-80	C	71   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### Ground Floor

Total Approx. Gross Internal Area 59.5 m<sup>2</sup> ... 640 ft<sup>2</sup>

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