

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £925 per month

The Rowans, Montgomery Road, Woking, Surrey, GU22 7SS



KEY FEATURES

- TWO BEDROOM APARTMENT • WALKING DISTANCE TO THE TOWN AND STATION • LIVING ROOM - 6.16 X 3.28M • KITCHEN - 3.66 X 1.98M • BEDROOM ONE - 3.86 X 2.96M • BEDROOM TWO - 2.88 X 2.33M • BATHROOM WITH SHOWER • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C69

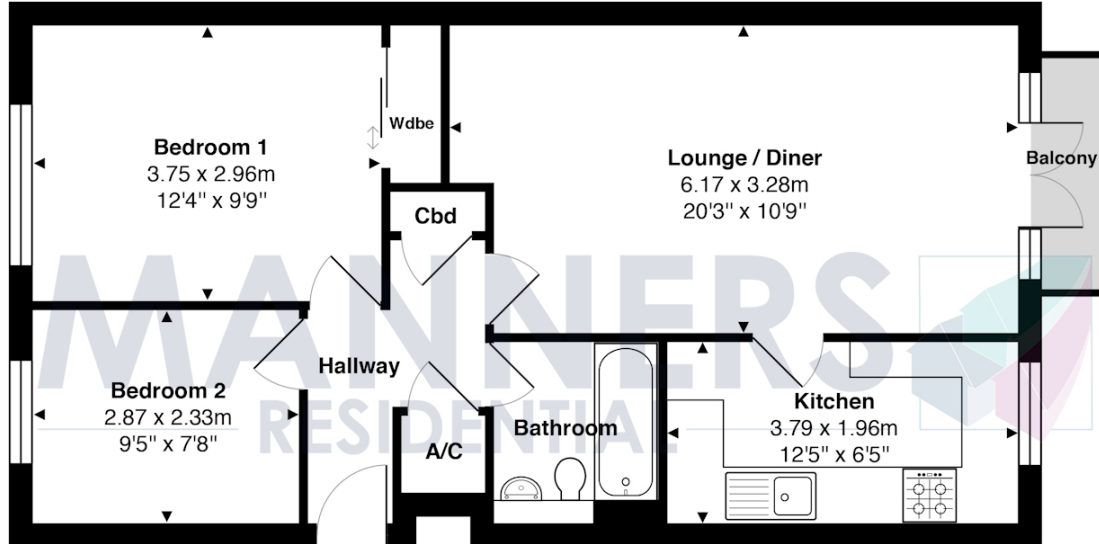
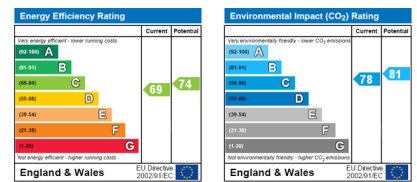
Description

This particularly spacious two bedroom first floor apartment forms part of this highly sought after development, located in an ultra convenient central position, within a stone's throw of Woking town centre and mainline station.

The accommodation comprises, communal hall with security entry system, private entrance hall, large living room with French doors to balcony, kitchen with appliances, two double bedrooms (one with a fitted wardrobe), bathroom suite with shower, neutral decor, electric heating, well kept communal gardens.

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.



1st Floor

Total Approx. Gross Internal Area 56.8 m² ... 612 ft² (excluding balcony)

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