

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £875 per month  
Essendene, Chobham Road, Woking, Surrey, GU21 4AL



### KEY FEATURES

- DOUBLE ASPECT LOUNGE • REFITTED KITCHEN WITH APPLIANCES • WALKING DISTANCE OF WOKING STATION • GAS HEATING • REFITTED WHITE BATHROOM SUITE • COMMUNAL GARDENS • PARKING • UNFURNISHED - EXCLUDING LOFT SPACE • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C72

## Description

This top floor light and airy flat is well presented throughout and benefits from having a modern kitchen and bathroom as well as gas heating. It is located in a highly convenient and sought after area within easy walking distance of Woking town centre, main line station and the park.

The accommodation comprises of communal entrance with security entry phone system, communal hallway with stairs to first floor landing, personal front door with stairs to landing, spacious double aspect lounge with large velux windows allowing plenty of natural light, modern refitted kitchen with appliances including oven, hob, washing machine and fridge/freezer, double bedroom with built in wardrobe, refitted three piece white bathroom suite, gas 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.

