

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,100 per month

Brooklyn Court, Brooklyn Road, Woking, Surrey, GU22 7TQ



### KEY FEATURES

- TOP FLOOR FLAT • TWO DOUBLE BEDROOMS • MODERN KITCHEN WITH APPLIANCES • BATHROOM WITH SHOWER • NEUTRAL DECOR AND CARPETS • DOUBLE GLAZED & GAS CENTRAL HEATING • GARAGE IN A NEARBY BLOCK • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING: - C73

## Description

A particularly spacious and well presented two double bedroom flat, located in the highly sought after Mt Hermon area, within walking distance of Woking town center and mainline station.

The accommodation comprises, communal entrance hall, large living room, separate spacious kitchen with appliances (including dishwasher), two double bedrooms, bathroom with shower and window, gas radiator central heating, neutral décor and carpets, double glazing, loft storage and 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.

