

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £800 per month

Templecombe Mews, Oriental Road, Woking, Surrey, GU22 7DL



### KEY FEATURES

- GROUND FLOOR MAISONETTE • LIVING ROOM - 3.97M X 3.01M • KITCHEN - 2.38M X 1.75M • BEDROOM - 2.82M X 2.81M • MODERN BATHROOM SUITE WITH SHOWER • DOUBLE GLAZED WINDOWS • RESIDENT AND VISITOR PARKING • UNFURNISHED • EPC RATING:- E50 • FIVE WEEK TENANCY DEPOSIT REQUIRED

## Description

SINGLE OCCUPANCY ONLY - This stunning one bedroom ground floor maisonette is presented in exceptional condition throughout and benefits from having a refitted kitchen and bathroom as well as double glazing and neutral decor.

The accommodation which is presented in fresh neutral tones comprises: living room with laminate flooring, a refitted kitchen with appliances and window to side, inner hallway, double bedroom, three piece white bathroom suite with shower and a window, electric heating, resident and visitor parking.

Templecombe Mews is a pleasant cul de sac on the sought after "Grange" development, within walking distance of Woking town centre and mainline station.

**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.

