

MANNERS

RESIDENTIAL

1 Bedroom House for Rent - £850 per month

Hawkswell Walk, Goldsworth Park, Woking, Surrey, GU21 3RR



KEY FEATURES

- ONE BEDROOM HOUSE • OPEN PLAN GARDEN TO FRONT AND SIDE • ALLOCATED PARKING SPACE • GAS CENTRAL HEATING & DOUBLE GLAZING • DOUBLE BEDROOM WITH WARDROBE • MODERN BATHROOM • CLOSE TO GWP CENTRE AND LAKE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT • EPC RATING:- C70

Description

Available for £850 pcm as it is, or £875 pcm with fresh neutral decor and new carpets, this one bedroom house is gas centrally heated and double glazed, has a good sized open plan garden to the front and side and a close-by allocated parking space.

The property is located in a highly sought after position within easy walking distance of Goldsworth Park shopping centre and lake, and within a short drive or bus ride to Woking town centre and mainline station. The accommodation comprises: Entrance area, spacious living room, kitchen with appliances including a gas cooker and freezer, landing, double aspect bedroom with built in wardrobe, modern bathroom suite, gas radiator central heating, double glazing, open plan garden to front and side,...

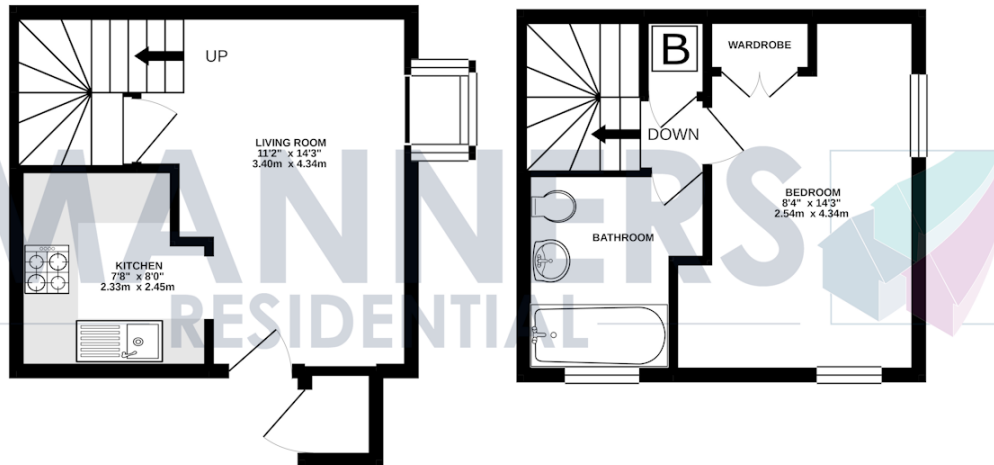
Additional Information: These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit 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		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
223 sq.ft. (20.7 sq.m.) approx.

1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 446 sq.ft. (41.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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