

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £800 per month  
Alexandra Gardens, Knaphill, Woking, Surrey, GU21 2DH



### KEY FEATURES

- GROUND FLOOR FLAT • GOOD SIZED LIVING ROOM • MODERN KITCHEN • DOUBLE BEDROOM WITH WARDROBES • BATHROOM WITH SHOWER • WOOD LAMINATE FLOORING • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D65

## Description

This delightful one bedroom ground floor apartment is situated in a cul de sac position on this sought after development, approximately 7 minutes drive to Woking town centre and station.

The property is presented in excellent decorative order and provides contemporary accommodation comprising, communal entrance hall with security entry system, private entrance hall, particularly good sized living room with bay window and wood laminate floor covering, modern kitchen with built in appliances, double bedroom with full width range of built in wardrobes, modern bathroom with shower and tiled floor, neutral décor, wood laminate flooring, double glazing, electrical heating system, parking.

**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.

