

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,150 per month

Abingdon Court, Heathside Road, Woking, Surrey, GU22 7EU



### KEY FEATURES

- WALKING DISTANCE TO TOWN CENTRE • LARGE LIVING/DINING ROOM • WELL APPOINTED FITTED KITCHEN • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • FURTHER DOUBLE BEDROOM • FURTHER BATHROOM WITH SHOWER • ALLOCATED PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D56

## Description

A particularly spacious two bedroom, two bathroom apartment in this highly desirable development, located in a convenient and sought after position within a stone's throw of Woking town centre, station and park.

The accommodation comprises: communal entrance hall with security entry phone system, private entrance hall, large living/dining room, well appointed fitted kitchen with appliances including washer/dryer, dishwasher & fridge/freezer, master bedroom with en suite shower room & built in wardrobes, further double bedroom, bathroom with thermostatically controlled shower, neutral coloured carpets and curtains, ceramic floor tiling to kitchen and bathroom, allocated undercover car 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.

