

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £875 per month
Century Court, Victoria Way, Woking, Surrey, GU21 6DR



KEY FEATURES

- TOP FLOOR FLAT • LARGE LIVING ROOM WITH VIEWS • MODERN KITCHEN WITH INTEGRAL APPLIANCES
- DOUBLE BEDROOM WITH BUILT IN WARDROBE • FOUR PIECE BATHROOM WITH SHOWER CUBICLE • GAS RADIATOR HEATING & DOUBLE GLAZING • GATED & ALLOCATED PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C76

Description

A well appointed and spacious one bedroom top floor flat, located in a highly convenient central position, just a stone's throw from Woking town centre and mainline station.

The property forms part of a gated courtyard with communal grounds that adjoin the Basingstoke canal. The accommodation comprises, communal entrance hall with security entry phone system, private entrance hall, large living room with fireplace and views over the Basingstoke canal, modern kitchen with built in integral appliances, double bedroom with built in wardrobe, four piece bathroom with shower cubicle, gas radiator heating, double glazing, good neutral décor and carpets, gated & allocated 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		