

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £875 per month

171 York Road, Woking, Surrey, GU22 7XS



### KEY FEATURES

- CHARACTER CONVERSION FLAT
- SITTING ROOM WITH BAY WINDOW
- MODERN KITCHEN WITH APPLIANCES
- LARGE DOUBLE BEDROOM
- REFITTED SHOWER ROOM
- GAS HEATING AND DOUBLE GLAZING
- COMMUNAL GARDENS AND PARKING
- UNFURNISHED
- FIVE WEEK TENANCY DEPOSIT REQUIRED
- EPC RATING:- D68

## Description

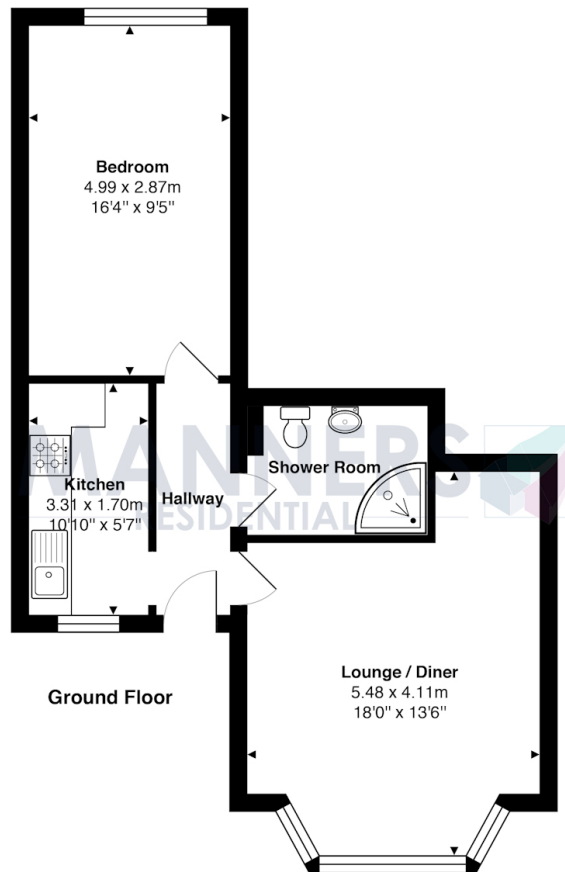
This well presented light and airy flat has off road parking, double glazing and gas heating. It's also located within walking distance of Woking Town centre and mainline station.

This spacious ground floor flat consists of: own front door, private hallway, large living room with bay window, modern kitchen with appliances, refitted shower room, large double bedroom, gas central heating, double glazing, and residents 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             |         | 73   C    |
| 55-68                    | D             | 68   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |



Total Approx. Gross Internal Area 48.6 m<sup>2</sup> ... 524 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Not to scale.