

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,230 per month

Bridge Mews, Bridge Barn Lane, Woking, Surrey, GU21 6NL



### KEY FEATURES

- WATERSIDE POSITION • WALKING DISTANCE TO THE TOWN AND STATION • FIRST FLOOR APARTMENT • TWO DOUBLE BEDROOMS • LARGE LIVING ROOM WITH BALCONY • REFITTED KITCHEN, BATHROOM & CLOAKROOM • NEUTRAL DECOR AND CARPETS • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING - D66

## Description

Enjoying and enviable waterside location within walking distance of Woking town centre and mainline station, this bright and spacious two bedroom first floor apartment is presented in neutral tones and features a recently refitted kitchen and bathroom, as well as two parking spaces and a private balcony overlooking the Basingstoke Canal.

The accommodation comprises: Entrance hall with stairs to first floor landing with large storage cupboard, refitted cloakroom, large double aspect living room with private balcony, recently refitted kitchen with appliances, inner hallway, two double bedrooms, recently refitted four piece bathroom, neutral décor and carpets, electric heating, two parking spaces.

**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.

