

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £925 per month  
Hillview Court, Hillview Road, Woking, GU22 7QN



### KEY FEATURES

- GROUND FLOOR APARTMENT • SPACIOUS LIVING ROOM • KITCHEN WITH APPLIANCES • BATHROOM WITH SHOWER • BALCONY • GAS HEATING • GARAGE IN A NEARBY BLOCK • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E47

## Description

A ground floor two double bedroom apartment with it's own private balcony located in a popular development with well kept communal gardens located walking distance of Woking town centre and mainline train station.

The accommodation comprises of communal entrance hall, private front door, kitchen with appliances, large lounge with door to balcony, inner hallway leading to two double bedrooms both with wardrobes, bathroom with shower, under floor heating, garage in nearby block.

**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		
55-68	D		
39-54	E	47   E	48   E
21-38	F		
1-20	G		