

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £900 per month

Wildbank Court, White Rose Lane, Woking, Surrey, GU22 7JH



### KEY FEATURES

- CLOSE TO THE PARK AND STATION • GROUND FLOOR FLAT • RESIDENTS PARKING • LIVING ROOM • MODERN KITCHEN • BEDROOM • MODERN BATHROOM WITH SHOWER • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D61

## Description

Located in a sought after residential area close to Woking Park and within a short walk of Woking town centre and mainline station, Wildbank Court is set amongst well kept communal grounds and this particular flat provides good sized accommodation along with residents parking.

The living room is bright and has an archway leading to the attractive modern kitchen which includes a fridge/freezer, oven and integrated washing machine. The double bedroom is light and airy and the bathroom is a modern three piece white suite.

**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.

