

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £1,150 per month
Fircroft Court, Hill View Road, Woking, Surrey, GU22 7NA



KEY FEATURES

- FRESHLY REFURBISHED • SPLIT LEVEL APARTMENT • TWO DOUBLE BEDROOMS • TWO BRAND NEW BATHROOMS • BRAND NEW KITCHEN • BRAND NEW BOILER • BRAND NEW DOUBLE GLAZING • NEW CARPETS AND CURTAINS • FIVE WEEK TENANCY DEPOSIT • EPC RATING:- D66

Description

Located in a highly convenient and sought after position within a short walk of Woking town centre and mainline station, this two bedroom, two bathroom split level apartment has just been comprehensively refurbished to a high standard, featuring a brand new kitchen, new bathrooms, carpets and curtains, and is presented in fresh neutral tones throughout. In addition the refurbishment has also included, the installation of double glazing, a new condensing boiler and new electrical consumer unit.

The accommodation comprises: Communal entrance hall, spacious living room, good sized kitchen with appliances, stairs from the living room lead to a first floor landing, main bedroom with built in wardrobes and en suite shower room, further double bedroom, main bathroom with shower, gas central heating, double glazing, communal gardens and GARAGE.

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		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

