

MANNERS

RESIDENTIAL

1 Bedroom House for Rent - £900 per month
St Anns, Mount Hermon Road, Woking, Surrey, GU22 7SU



KEY FEATURES

- TERRACED HOUSE • GOOD SIZED LIVING ROOM • CONTEMPORARY KITCHEN • DOUBLE BEDROOM WITH BUILT IN WARDROBES • BATHROOM WITH SHOWER • OPEN PLAN FRONT GARDEN • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D59

Description

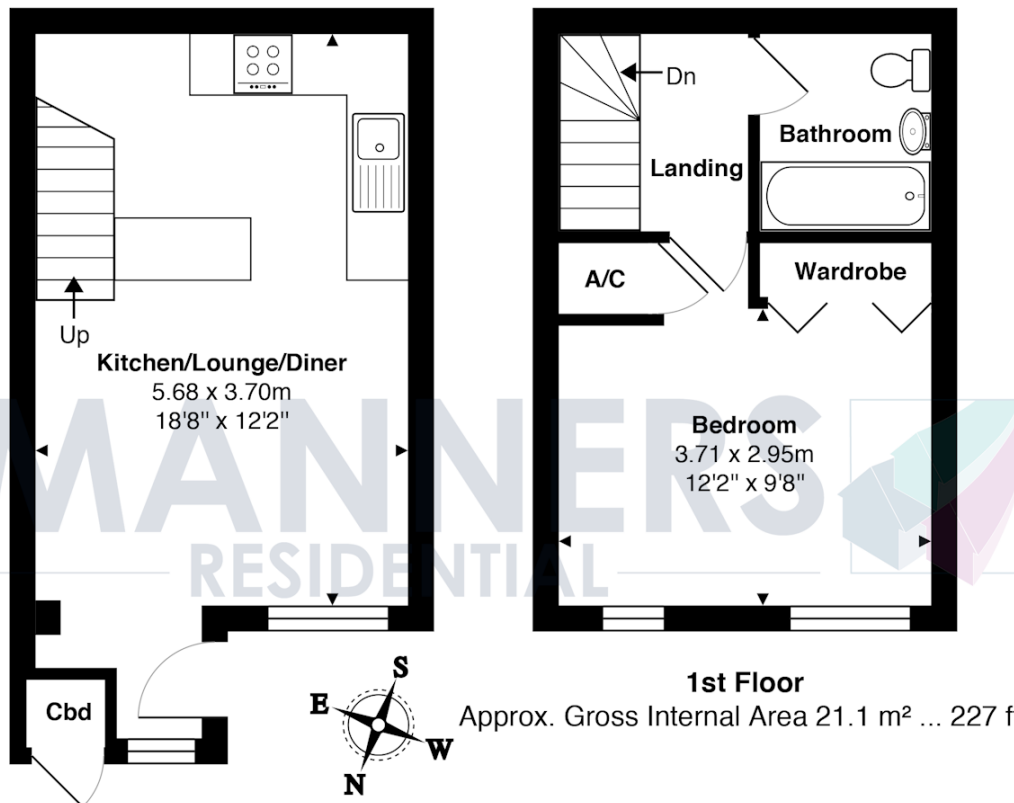
A spacious one bedroom house, located in one of Woking's most sought after central areas, within the highly desirable Mt Hermon area, just a short walk from the town centre and station.

The accommodation comprises: entrance area, good sized living room, modern & contemporary kitchen, stairs to first floor landing, double bedroom with built in wardrobes, bathroom with shower, good neutral décor, electric heating, open plan front garden and 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			Environmental Impact (CO ₂) Rating		
Band	Current	Potential	Band	Current	Potential
A		G1	A		78
B			B		
C			C		
D		59	D		
E			E		44
F			F		
G			G		



Ground Floor
Approx. Gross Internal Area 23.3 m² ... 251 ft²

1st Floor
Approx. Gross Internal Area 21.1 m² ... 227 ft²

Total Approx. Gross Internal Area 44.4 m² ... 477 ft²

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