

# MANNERS

## RESIDENTIAL

1 Bedroom House for Rent - £925 per month

Waverley Court, Bradfield Close, Woking, Surrey, GU22 7XJ



### KEY FEATURES

- TERRACED HOUSE • LIVING ROOM WITH OAK FLOORING • OPEN PLAN REFITTED KITCHEN • MAIN BEDROOM • FURTHER SECOND ROOM IDEAL AS A STUDY • ELECTRIC HEATING & DOUBLE GLAZING • ALLOCATED PARKING SPACE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C74.

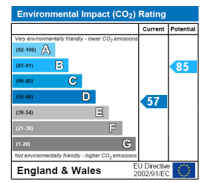
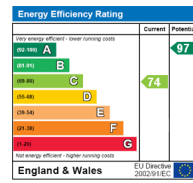
## Description

This well presented one bedroom house is ideally located for commuters as it's within a short walk of the mainline train station and Woking town centre.

The accommodation comprises of entrance lobby, living room with oak flooring, open plan kitchen with appliances, understairs cupboard, stairs to first floor landing, main bedroom, further second room ideally suited for use as a dressing room or study, refitted shower room, electric heating, double glazing, small open plan front garden and allocated parking.

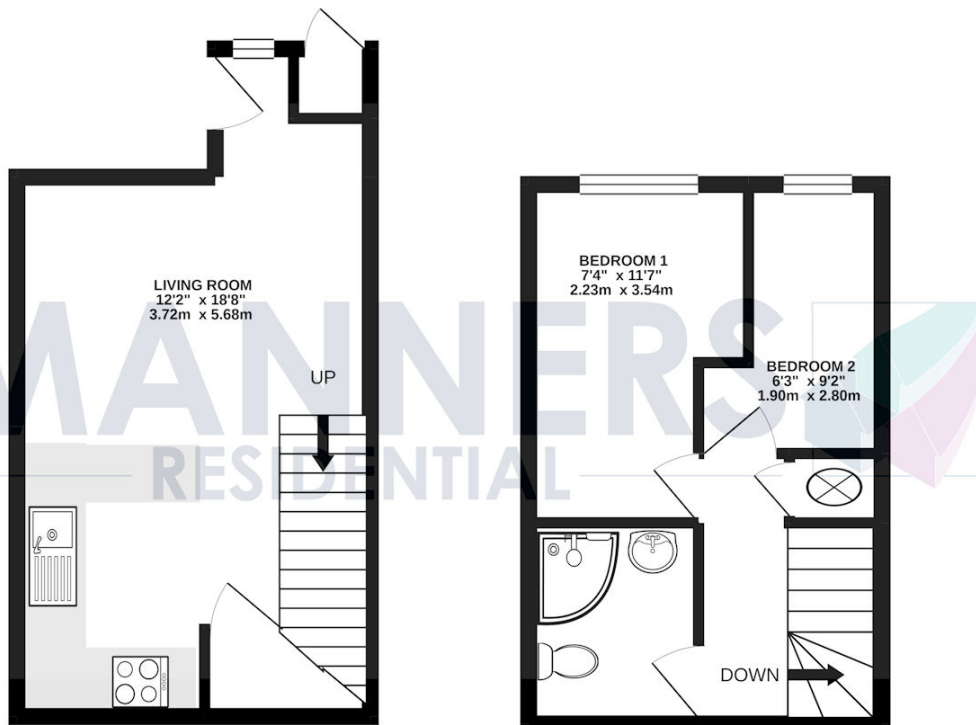
**Additional Information:** These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit 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.



GROUND FLOOR  
244 sq.ft. (22.7 sq.m.) approx.

1ST FLOOR  
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 471 sq.ft. (43.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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