

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £950 per month

The Rowans, Montgomery Road, Woking, Surrey, GU22 7ST



### KEY FEATURES

- SPACIOUS GROUND FLOOR APARTMENT • GOOD SIZED LIVING ROOM • MODERN KITCHEN WITH APPLIANCES • DOUBLE BEDROOM WITH WARDROBE • MODERN BATHROOM WITH SHOWER • GAS RADIATOR HEATING & DOUBLE GLAZING • ALLOCATED PARKING SPACE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT • EPC RATING:- C73

Description

This spacious one bedroom ground floor apartment has allocated parking and forms part of this sought after development set amongst well kept communal gardens located within a stone"s throw of Woking town centre and mainline station.

The accommodation comprises: Communal entrance hall with entry phone system, private entrance hall, spacious living room with a pleasant aspect over the landscaped grounds, separate kitchen with appliances and window, double bedroom with built in wardrobes, shower room, neutral décor and laminate flooring allocated parking. (NB. Dining table can remain if required).

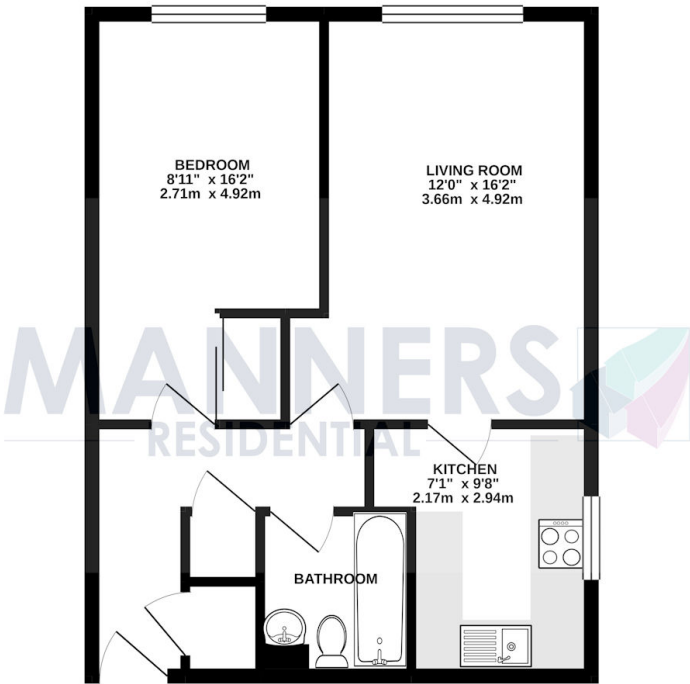
**Additional Information:** These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit 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	73   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA - 497 sq.ft. (46.2 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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