

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £950 per month

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



KEY FEATURES

- SECOND FLOOR APARTMENT • LARGE SITTING ROOM • MODERN KITCHEN WITH APPLIANCES • DOUBLE BEDROOM WITH BALCONY • MODERN WHITE BATHROOM SUITE • DOUBLE GLAZING & ELECTRIC HEATING • ALLOCATED PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C72

Description

This spacious one bedroom second floor apartment is set within a popular development with mature communal gardens and allocated parking. Positioned within walking distance of Woking town centre and mainline train station it makes an ideal property for the commuter and professional tenant.

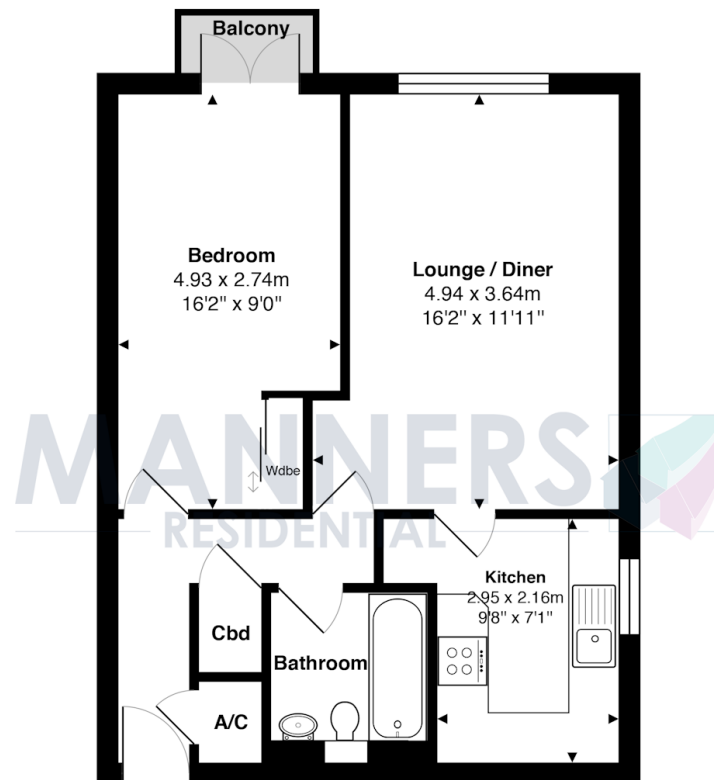
The accommodation comprising of communal front door with security entry phone system, communal entrance hall, private front door and entrance hall with storage cupboard, large sitting room, modern kitchen with a wide range of units and appliances including fridge/freezer, washing machine, oven, hob & extractor, large double bedroom with built in wardrobes and balcony, fully fitted white bathroom suite with a shower, electric heating, double glazing a...

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		Current	Potential
		72	76
<small>Best energy efficient - lower ratings better</small> <small>England, Scotland & Wales</small>		<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating		Current	Potential
		67	68
<small>Low environmental impact - lower CO₂ emissions</small> <small>England, Scotland & Wales</small>		<small>EU Directive 2002/91/EC</small>	



2nd Floor

Total Approx. Gross Internal Area 47.5 m² ... 512 ft² (excluding balcony)

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