

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £950 per month
The Birches, Heathside Road, Woking, Surrey, GU22 7ES



KEY FEATURES

- FIRST FLOOR FLAT • LARGE LIVING ROOM • KITCHEN WITH APPLIANCES • DOUBLE BEDROOM WITH BUILT IN WARDROBES • FOUR PIECE BATHROOM • GAS HEATING & DOUBLE GLAZING • ALLOCATED PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING - C77

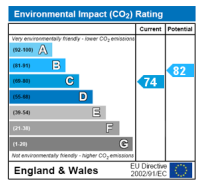
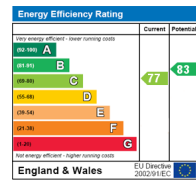
Description

This fabulous first floor flat is located in a highly sought after and convenient central position, within a stone's throw of Woking town centre and mainline station.

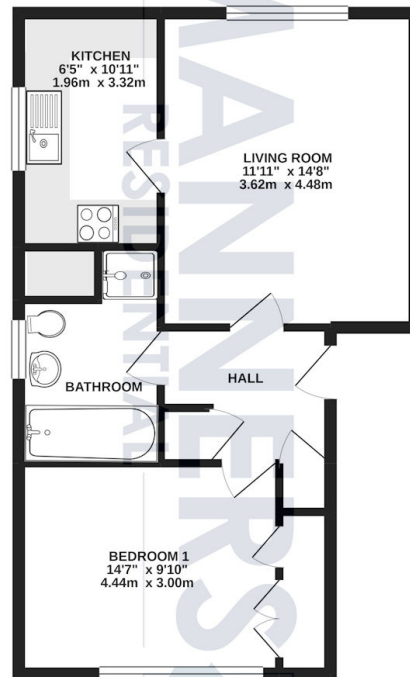
The spacious accommodation, which is neutrally decorated, comprises, communal entrance hall, private entrance hall, large living room, kitchen with appliances including an integral fridge/freezer, large double aspect double bedroom with built in wardrobes, four piece bathroom suite including vanity sink unit and a separate shower cubicle, gas radiator central heating, laminate flooring to hall & living room and kitchen, carpet to bedroom and tiled bathroom floor, double glazing, 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
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 512 sq.ft. (47.6 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.
Made with Metropix 1/2021