

# MANNERS

## RESIDENTIAL

Flat for Rent - £1,000 per month  
Pond Road, Hook Heath, Woking, Surrey, GU22 0JY



### KEY FEATURES

- CONTEMPORARY STUDIO • STYLISHLY FURNISHED • MODERN KITCHEN AND SHOWER ROOM • UNDERFLOOR HEATING • DESIGNATED GARDEN USE • DESIGNATED PARKING SPACE • PRIME RESIDENTIAL AREA • RENT INCLUDES COUNCIL TAX, WATER, ELEC • FIVE WEEK TENANCY DEPOSIT • EPC - B84

## Description

Ideal for the professional tenant, this stylishly furnished contemporary studio apartment offers designated parking and garden use, and is located on one of Hook Heath's most sought after private roads. The rent is inclusive of council tax, electricity and water charges. Single occupancy only.

The accommodation, which is presented in bright neutral tones comprises of a spacious studio room with a part vaulted ceiling, oriel window overlooking the designated garden area, a well equipped kitchenette with hob, microwave and dishwasher ( the washing machine is situated in a laundry cupboard in the shower room) and a modern shower room. There is also a staircase leading to a useful mezanine loft storage area. The property is fully double glazed, offers underfloor heating, and is stylishly furnished throughout. There is a small area of garden ( screened by conifers) immediately adjacent to the property which is designated for the occupants use. There is also one allocated parking space.

**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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

