

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £1,200 per month
Shuna, Woodham Lane, Woodham, Surrey, KT15 3QR



KEY FEATURES

- TWO DOUBLE BEDROOMS • MASTER BEDROOM WITH ENSUITE • WONDERFUL LIVING ROOM WITH BAY WINDOW • GAS CENTRAL HEATING • KITCHEN ACCESSED FROM THE ENTRANCE HALL • DOUBLE GLAZING • TWO ALLOCATED PARKING SPACES • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C79

Description

Situated on the first floor of this magnificent 2002 development, this spacious two bedroom, two bathroom apartment is set amongst well kept communal grounds with two allocated parking spaces and is located in a highly convenient position, offering swift access to Woking and West Byfleet centres and mainline stations, as well as the M25 junction at Chertsey.

Enjoying mature and well tended communal grounds with ample resident and visitor parking facilities, the flat is approached via a communal hallway with stairs leading to the first floor landing.

Built and appointed to a high specification, the accommodation, which is presented in neutral tones comprises; a private entrance hall providing access to all principal rooms, a wonderful living room with large walk in bay window, a well equipped kitchen with built in appliances, a good sized master bedroom with an en suite shower room, a further double bedroom, and a modern bathroom with a shower over the bath. The whole being gas centrally heated and double glazed.

Outside, the flat is situated amongst well kept communal gardens and grounds, and the property benefits from two allocated parking spaces.

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1st Floor

Total Approx. Gross Internal Area 62.6 m² ... 674 ft²

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