

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £895 per month

Penlee House, Claremont Avenue, Woking, Surrey, GU22 7SG



KEY FEATURES

- SPACIOUS LIVING ROOM • REFITTED KITCHEN WITH APPLIANCES • REFITTED BATHROOM • LARGE DOUBLE BEDROOM • WALKING DISTANCE OF THE TOWN • SECURITY ENTRY PHONE SYSTEM • COMMUNAL GARDEN • RESIDENTS PARKING • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C74

Description

This spacious one bedroom first floor flat features a refitted kitchen, and is located in a highly sought after and convenient position close to Woking Park and the Leisure Centre and within walking distance of the town centre and station.

The accommodation comprises, communal entrance hall with security entry phone system, private entrance hall, spacious living room with bay window, refitted kitchen with appliances, large bedroom, bathroom, economical heating system, parking and communal garden.

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	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		