

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,000 per month  
Elmcroft, Fairview Aveune, Woking, Surrey, GU22 7NX



### KEY FEATURES

- TWO DOUBLE BEDROOMS • GOOD SIZED LIVING ROOM • BALCONY OVERLOOKING COMMUNAL GARDENS • REFITTED BATHROOM WITH SHOWER • ELECTRIC HEATING • GARAGE IN A BLOCK • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING: - D68

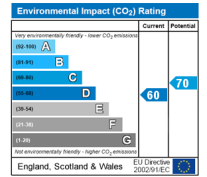
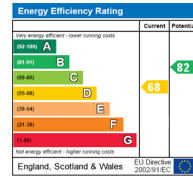
## Description

A spacious and well presented two bedroom flat with its own private balcony overlooking well kept communal gardens, located in a favored central position within a short walk of the town center and mainline station.

The spacious accommodation comprises, communal hall with security entry system, private entrance hall, large living room with balcony, modern kitchen with appliances, two double bedrooms, refitted bathroom with shower, good decorative order, electric heating system, garage in nearby block.

**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.



Total Approx. Gross Internal Area 57.1 m<sup>2</sup> ... 615 ft<sup>2</sup> (excluding balcony)

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