

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £875 per month

Wakefield Close, West Byfleet, Woking, Surrey, KT14 7NA



KEY FEATURES

- FIRST FLOOR ONE BEDROOM APARTMENT • MODERN REFITTED KITCHEN • MODERN REFITTED BATHROOM • FRESH NEUTRAL DECOR • NEUTRAL CARPETS • ELECTRIC HEATING • PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C73

Description

This well presented one bedroom first floor apartment is located in a pleasant residential area within walking distance of Byfleet village centre and a short drive to the M3 and M25.

The accommodation comprises: communal entrance hall with stairs to first floor landing, private entrance hall, good sized living room with modern refitted open plan kitchen, double bedroom, modern white bathroom suite with shower over bath, electric heating, fresh neutral decor and carpets, parking.

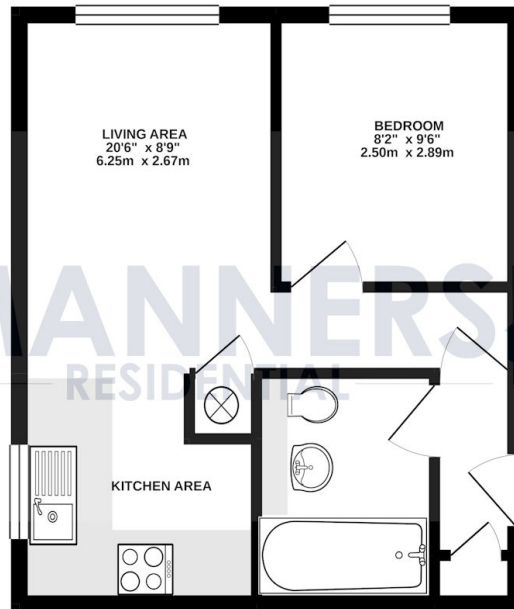
Additional Information: These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit 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.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR FLAT
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 355 sq.ft. (33.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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