

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £975 per month
Kennett Court, Victoria Way, Woking, Surrey, GU21 6AW



KEY FEATURES

- GROUND FLOOR APARTMENT • LIVING ROOM WITH ACCESS TO GARDENS • MODERN FITTED KITCHEN WITH APPLIANCES • MASTER BEDROOM WITH BUILT IN WARDROBE • BATHROOM WITH SHOWER • DOUBLE GLAZING • ALLOCATED PARKING SPACE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- TBC

Description

A lovely apartment forming part of the prestigious gated Waterside development with access to it's on site communal gymnasium, as well as being conveniently located within walking distance of Woking main line station and Woking town centre.

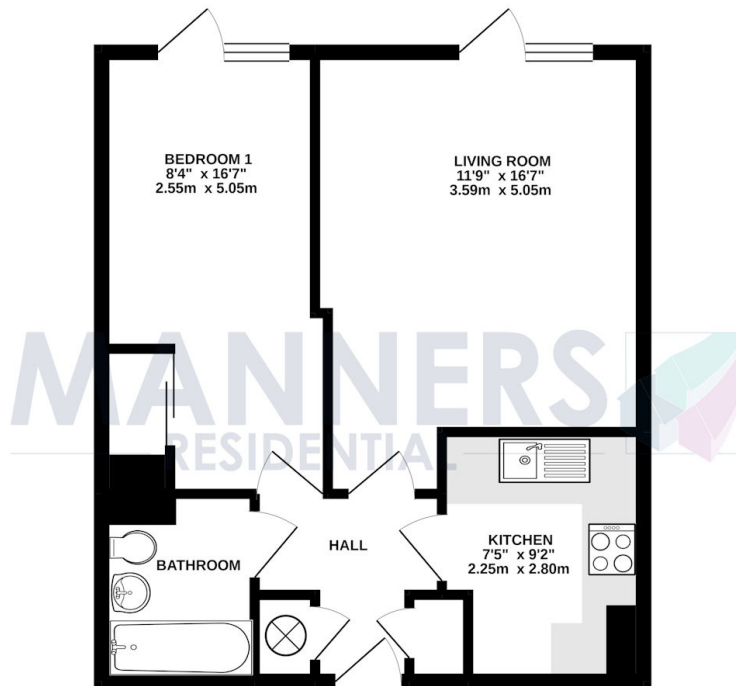
The apartment is located in a favoured position on the development with views over communal gardens towards Basingstoke Canal and features accommodation comprising: communal entrance hall with video security entry phone system, entrance hall, living room with French doors to communal gardens, fitted kitchen, master bedroom with built in wardrobe, white bathroom suite with shower, electrical heating system, double glazing, neutral décor, carpets, allocated car 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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA - 487 sq ft. (45.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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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