

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,175 per month

Davos Close, Claremont Avenue, Woking, Surrey, GU22 7SL



### KEY FEATURES

- TOP FLOOR APARTMENT • OVERLOOKING COMMUNAL GARDENS • SOUTH FACING LIVING ROOM 4.52M X 3.62M • MODERN KITCHEN 4.40M X 2.01M • BEDROOM ONE 3.63M X 2.69M • BEDROOM TWO 3.3M X 2.44M • MODERN WHITE BATHROOM • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D67

## Description

Situated on the top floor this bright and spacious two bedroom apartment enjoys a wonderful southerly aspect over extensive communal gardens and is located in a convenient and sought after position within walking distance of Woking town centre and mainline station.

The accommodation, which is presented in bright neutral tones comprises of: Communal entrance hall, private entrance hall, good sized lounge with picture window overlooking communal grounds, modern kitchen with appliances, two bedrooms with built in wardrobes, white bathroom suite with window, electric heating double glazing, extensive communal gardens which adjoin Woking Park, resident parking area.

**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.

