

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £950 per month

Bramwell Place, Chertsey Road, Woking, Surrey, GU21 5BL



### KEY FEATURES

- 5TH FLOOR APARTMENT • LARGE OPEN PLAN RECEPTION WITH BALCONY • KITCHEN WITH APPLIANCES • BEDROOM WITH BUILT IN WARDROBE & BALCONY • TOWN CENTRE LOCATION • NEUTRAL DECOR • ELECTRIC HEATING • ONE PARKING SPACE • UNFURNISHED OR PART FURNISHED • EPC RATING:- C73

## Description

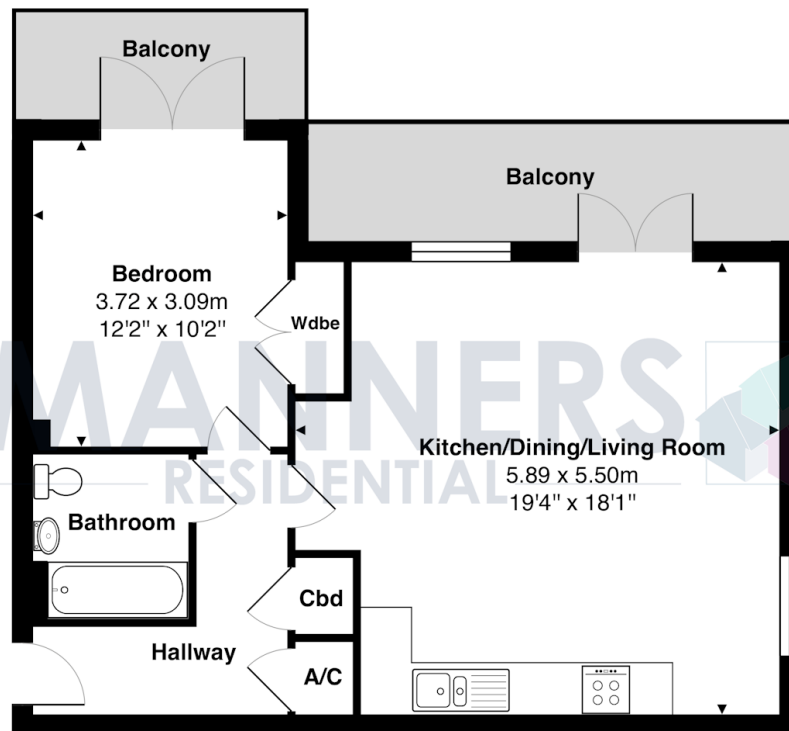
This fifth floor apartment is located in a prime central position of Woking's town centre within a short walk of the mainline train station.

The accommodation comprises of communal entrance hall, security video and entry phone system, lift, private hallway, large open plan reception room with access to a private balcony, fully fitted kitchen with appliances, master bedroom with built in double wardrobes and access to a private balcony, well appointed bathroom with shower over the bath, electric heating system and neutral décor and carpets, one allocated parking space.

**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	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



5th Floor

Total Approx. Gross Internal Area 54.5 m<sup>2</sup> ... 587 ft<sup>2</sup> (excluding balcony)

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