

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £850 per month

York Road, Woking, Surrey, GU22 7XS



### KEY FEATURES

- GROUND FLOOR APARTMENT
- LIVING ROOM WITH BAY WINDOW
- KITCHEN WITH APPLIANCES
- SPACIOUS DOUBLE BEDROOM
- WHITE BATHROOM SUITE
- SHORT WALK OF WOKING TOWN CENTRE
- ALLOCATED PARKING
- UNFURNISHED
- FIVE WEEK TENANCY DEPOSIT REQUIRED
- EPC RATING:- C70

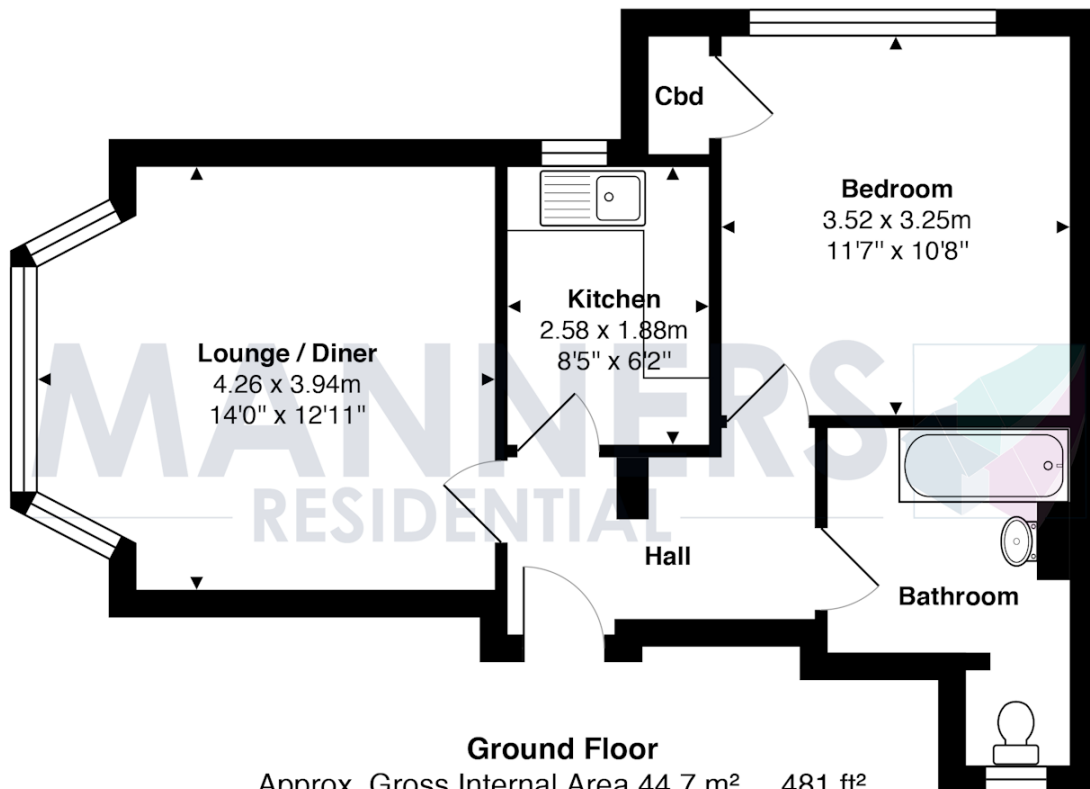
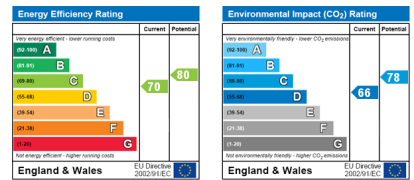
## Description

This light and airy apartment is presented in excellent condition throughout and benefits from having residents parking. It is located within a short walk of Woking town centre and the mainline train station.

The property is extremely well presented throughout and benefits from having allocated parking, pleasant well maintained communal gardens and gas central heating. The light and airy accommodation comprises of communal front door with security entry phone system, communal hallway, private entrance, spacious living room with a wonderful bay window, refitted kitchen with appliances, spacious double bedroom and three piece white bathroom suite.

**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.



**Ground Floor**  
Approx. Gross Internal Area 44.7 m<sup>2</sup> ... 481 ft<sup>2</sup>

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