

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,100 per month  
Tintagel Way, Oriental Road, Woking, Surrey, GU22 7DG



### KEY FEATURES

- FIRST FLOOR FLAT • SPACIOUS AND WELL PRESENTED • SPACIOUS LIVING ROOM • FITTED KITCHEN WITH APPLIANCES • TWO DOUBLE BEDROOMS • REFITTED WHITE BATHROOM WITH SHOWER • ELECTRICAL HEATING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D63

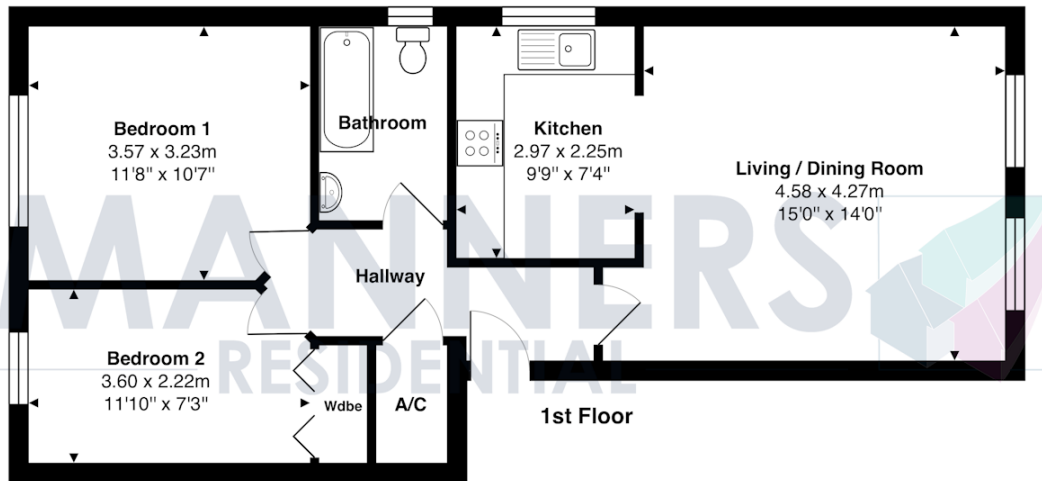
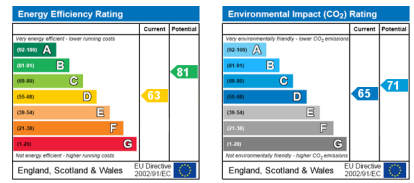
## Description

A spacious and well presented two bedroom flat, located on the highly sought after "Grange" development, within a short walk of Woking town centre and mainline station.

The accommodation comprises, communal hall with security entrance system, private entrance hall, spacious living room, fitted kitchen with appliances, two double bedrooms, refitted white bathroom with shower, electrical heating, good décor. (Garage not included).

**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.



Total Approx. Gross Internal Area 59.6 m<sup>2</sup> ... 642 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only. Not to scale.