

# MANNERS

## RESIDENTIAL

Flat for Rent - £870 per month

Claremont Court, Broomhall Road, Horsell, Woking, GU21 4BF



### KEY FEATURES

- FIRST FLOOR STUDIO FLAT • MODERN KITCHEN WITH APPLIANCES • RADIATOR HEATING • BUILT IN WARDROBES • DOUBLE GLAZING • COMMUNAL REAR GARDEN WITH BIKE STORE • IDEALLY SUITED TO THE COMMUTER • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C72

## Description

Situated within a picturesque and peaceful cul de sac location yet located within a short walk of Woking town centre with it's mainline train station this light and airy first floor studio apartment forms part of a character property which is made up of just 10 apartments spread over three floors.

The neutrally presented accommodation comprises of communal entrance hallway, stairs to the first floor, private hallway, large "L" shaped studio room with built in wardrobes, kitchen fitted to a high specification with appliances, separate bathroom with window, radiator heating, double glazing, communal rear garden with bike store. Woking Borough Council resident parking bays available within 100 metres.

**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.

