

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £985 per month

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



### KEY FEATURES

- FIRST FLOOR APARTMENT • MODERN KITCHEN • MODERN BATHROOM • DOUBLE BEDROOM WITH BUILT IN WADROBES • COMMUNAL REAR GARDEN WITH BIKE STORE • RADIATOR HEATING • ALLOCATED PARKING SPACE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING: C73

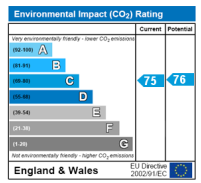
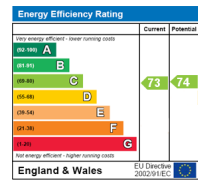
## Description

Situated within a picturesque cul de sac on the fringes of Horsell, and a short walk of Woking town centre this stunning flat comes with parking.

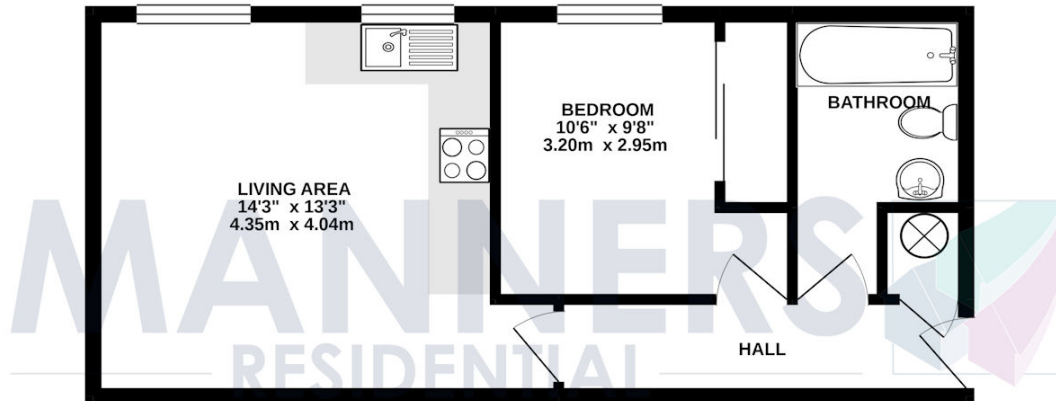
The neutrally presented accommodation comprises of communal entrance hallway, stairs to the first floor, private hallway, open plan kitchen fitted to a high specification with appliances, one double bedroom with built in wardrobes, separate bathroom, radiator heating, double glazing, communal rear garden with bike store, 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.



## FIRST FLOOR FLAT 420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 420 sq.ft. (39.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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