

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £825 per month  
Ashley Court, St Johns, Woking, Surrey, GU21 8SH



### KEY FEATURES

- FIRST FLOOR FLAT • LIVING ROOM • REFITTED KITCHEN • BEDROOM WITH BUILT IN STORAGE • BATHROOM WITH SHOWER OVER BATH • GAS HEATING AND DOUBLE GLAZING • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D62

## Description

This refurbished and spacious one bedroom first floor maisonette is located in a quiet cul de sac within a stone's throw of St Johns village centre and just a short drive or bus ride to Woking town and mainline station.

The accommodation comprises: entrance hall, spacious lounge/dining room, fitted kitchen with appliances, inner hallway, double bedroom, refitted three piece bathroom suite, gas heating, double glazing and residents parking.

**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.

