

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £825 per month

York Road, Woking, Surrey, GU22 7XS



### KEY FEATURES

- CLOSE TO TOWN CENTRE • LOUNGE WITH BAY WINDOW • KITCHEN WITH APPLIANCES • DOUBLE BEDROOM • BATHROOM WITH SHOWER • DOUBLE GLAZING • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C69

## Description

This spacious one bedroom conversion flat is located in a sought after residential area which is within a short walk of Woking town centre and mainline station.

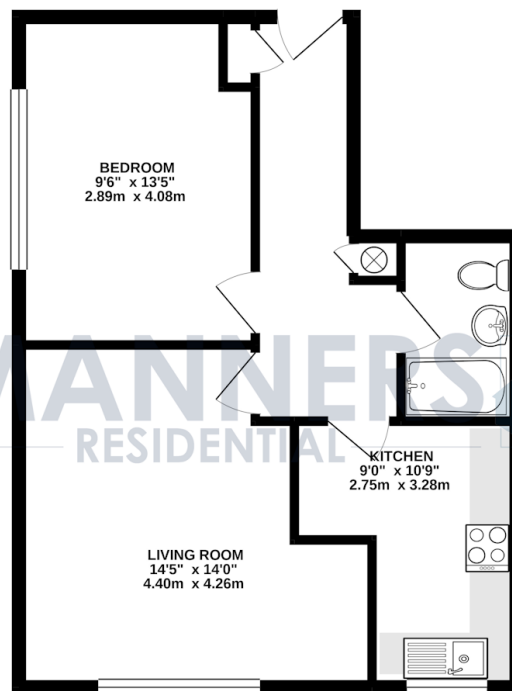
The accommodation comprises, communal reception hall with security entry system, private entrance hall, large living room with bay window, spacious double bedroom, modern kitchen with built in appliances, modern bathroom suite with shower, electrical heating system, upvc double glazing and residents 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	69   C	
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR FLAT  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA - 493 sq ft. (45.8 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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