

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £1,050 per month
Calluna Court, Heathside Road, Woking, Surrey, GU22 7HU



KEY FEATURES

- TOP FLOOR FLAT • LIVING ROOM • KITCHEN • BEDROOM ONE • BEDROOM TWO • WHITE BATHROOM SUITE • ALLOCATED PARKING SPACE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C74

Description

Positioned within the heart of Woking town centre this two bedroom apartment is located on the top floor of this well maintained purpose built block which is within a short walk of the town and mainline trains station.

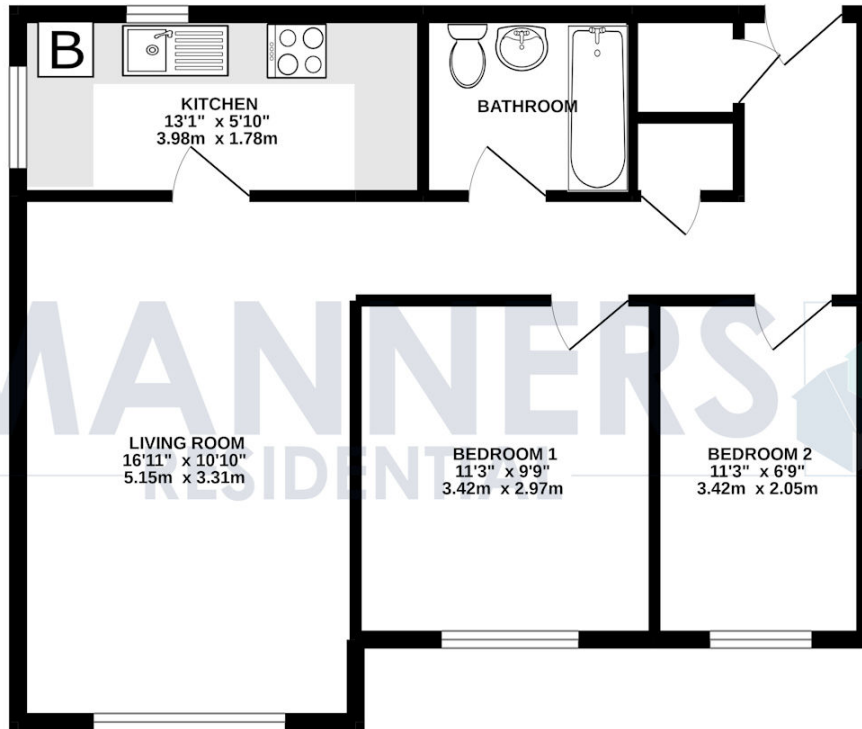
The neutrally presented accommodation comprises entrance hallway with a storage cupboard and built in wardrobe, good sized living room, separate kitchen with appliances, two bedrooms, and a white bathroom suite. The apartment also benefits from having gas radiator heating and an allocated parking space.

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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

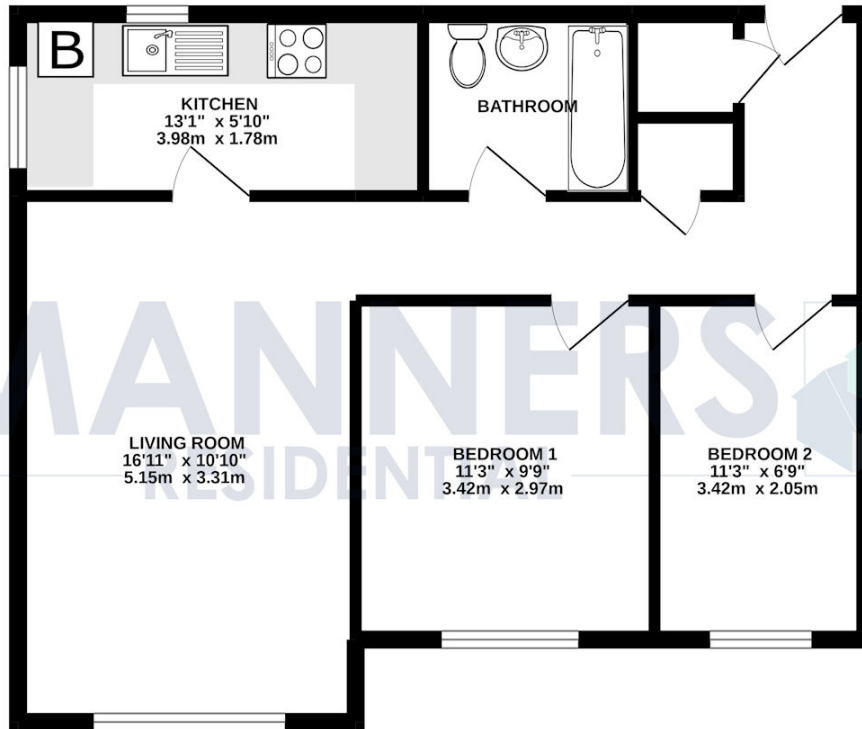
TOP FLOOR FLAT
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 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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