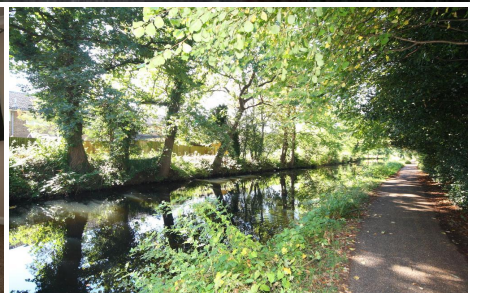


# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £875 per month

Bankside, Woking, Surrey, GU21 3DY



### KEY FEATURES

- FIRST FLOOR FLAT • LARGE LOUNGE • KITCHEN WITH APPLIANCES • DOUBLE BEDROOM WITH BUILT IN WARDROBE • MODERN BATHROOM • ELECTRIC HEATING & DOUBLE GLAZING • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D65

## Description

This spacious one bedroom first floor maisonette is extremely well presented throughout, and is also located in sought after and peaceful canal side position offering good access to Woking and St Johns.

The accommodation comprises: external storage cupboard, communal entrance area, private entrance lobby with stairs to first floor, spacious living/dining room, inner hall way with storage cupboard, refitted kitchen with appliances including fridge/freezer, double bedroom, refitted three piece white bathroom suite with shower, double glazing, electric heating 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		
55-68	D	65   D	69   C
39-54	E		
21-38	F		
1-20	G		

