

MANNERS

RESIDENTIAL

1 Bedroom House for Rent - £950 per month

Hawkswell Walk, Goldsworth Park, Woking, Surrey, GU21 3RR



KEY FEATURES

- FRESHLY REDECORATED • GOOD SIZED LIVING ROOM • MODERN KITCHEN WITH APPLIANCES •
- DOUBLE ASPECT BEDROOM WITH WARDROBE • THREE PIECE WHITE BATHROOM WITH SHOWER •
- DOUBLE GLAZING & ELECTRICAL HEATING • GARDEN TO THE FRONT AND SIDE • ALLOCATED PARKING SPACE • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C72 / COUNCIL TAX BAND:- C

Description

This pleasantly positioned one bedroom house has been redecorated, enjoys a good sized open plan garden, and is located in a sought after area close to Goldsworth Park shopping centre and lake, and just a short drive or bus ride to Woking town centre and mainline station.

The accommodation which is presented in fresh neutral tones throughout comprises: good sized living room with large under stairs storage cupboard, modern kitchen with appliances, stairs to first floor landing, large double bedroom, bathroom suite with shower, brand new electric heating, double glazing, fresh neutral décor, good sized garden and parking.

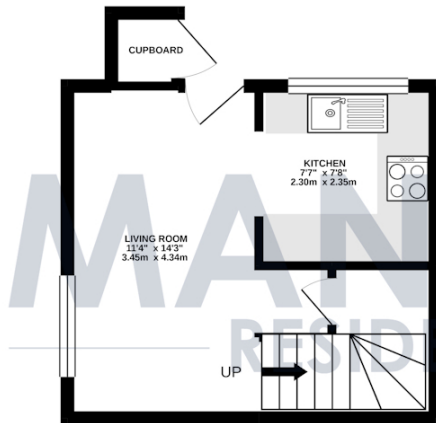
Additional Information: These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit 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.

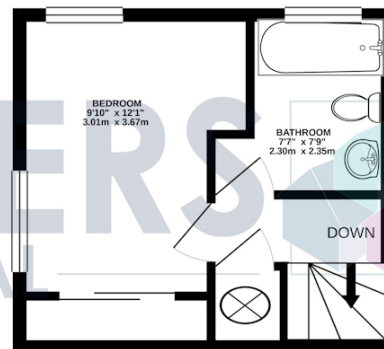
Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



1ST FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA: 448 sq.ft. (41.6 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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