

MANNERS

RESIDENTIAL

3 Bedroom House for Rent - £1,550 per month

Park Drive, Woking, Surrey, GU22 7NF



KEY FEATURES

- END OF TERRACE HOUSE • LARGE LIVING ROOM • CONSERVATORY • THREE LARGE BEDROOMS • MODERN BATHROOM • PLEASANT REAR GARDEN • DRIVEWAY & GARAGE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D62 / COUNCIL TAX BAND:- D

Description

A particularly spacious and freshly decorated and carpeted three bedroom end of terrace town house with attached garage and driveway, located in a highly sought after and convenient position within five minutes walk of Woking town centre and mainline station.

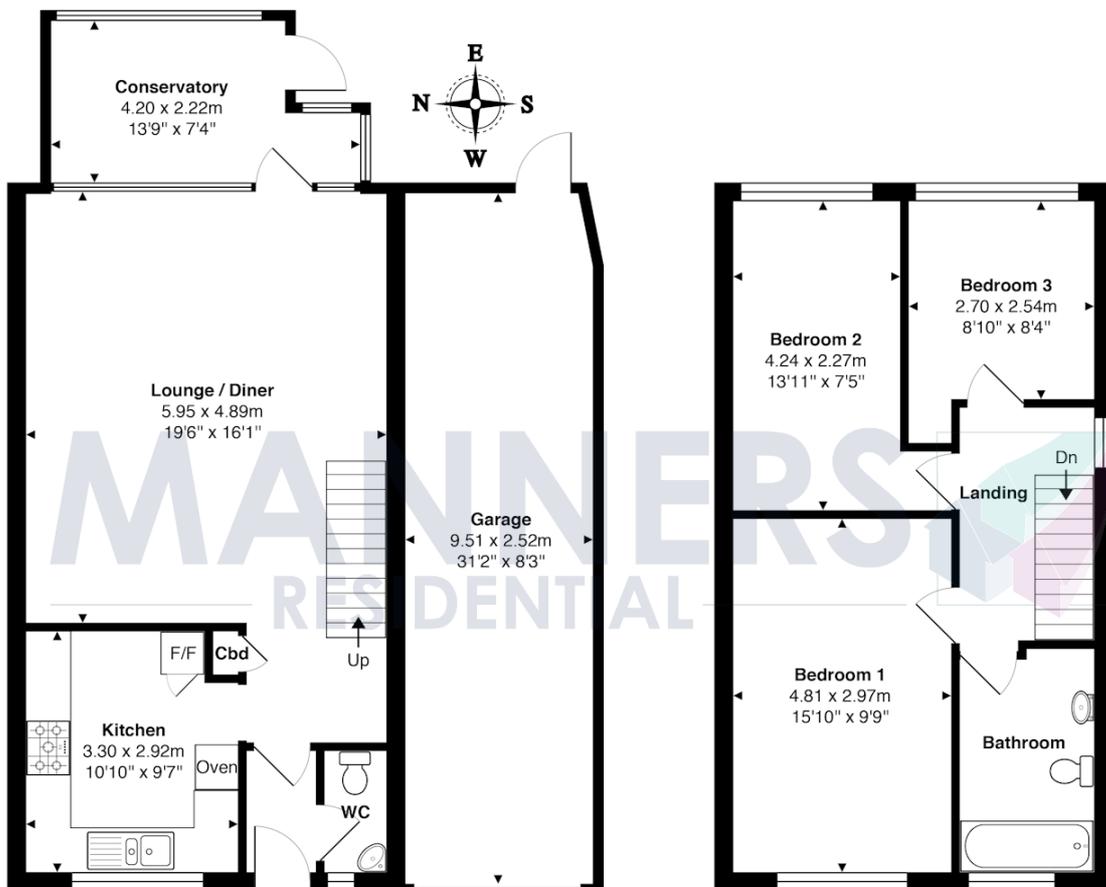
The accommodation, which is presented in fresh neutral tones comprises: entrance hall, cloakroom, large living room, conservatory with access to the rear garden, kitchen with appliances, landing, three large bedrooms, modern bathroom with shower, double glazing, gas central heating, fresh neutral décor, new carpets to bedrooms, pleasant rear garden, attached garage and a driveway with parking for two cars.

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			Environmental Impact (CO ₂) Rating		
Band	Current	Potential	Band	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
	62	85		55	82

Energy Efficiency: Best rating 100%
 Environmental Impact: Best rating 100%
 EU Directive 2002/91/EC
 England, Scotland & Wales



Ground Floor
Approx. Gross Internal Area 54.4 m² ... 586 ft²

1st Floor
Approx. Gross Internal Area 45.0 m² ... 485 ft²

Total Approx. Gross Internal Area 99.4 m² ... 1070 ft² (excluding garage)

All measurements are approximate and for display purposes only. Not to scale.