

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,250 per month

Laleham Court, Chobham Road, Woking, Surrey, GU21 4AX



### KEY FEATURES

- FIRST FLOOR FLAT • LIVING ROOM PLUS BALCONY • KITCHEN WITH APPLIANCES • BEDROOM 1 WITH WARDROBES • BEDROOM 2 WITH WARDROBES • DOUBLE GLAZING & GAS RADIATOR HEATING • WALKING DISTANCE TO TOWN CENTRE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C74 / COUNCIL TAX BAND:- C

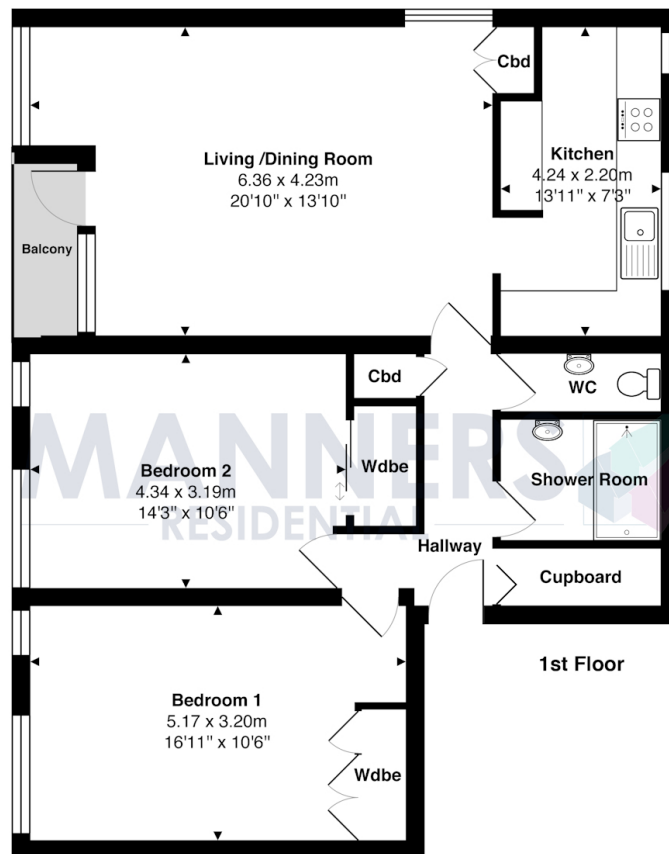
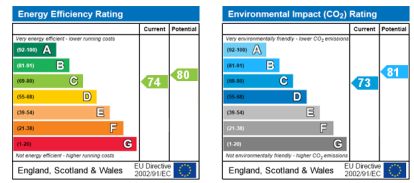
## Description

This particularly spacious two double bedroom first floor apartment forms part of this sought after development set amongst well kept communal gardens within walking distance of Woking town centre and mainline station.

The accommodation which is presented in fresh neutral tones comprises: Communal entrance hall, private entrance hall with storage cupboards, particularly spacious double aspect living room with balcony, separate kitchen with appliances, two double bedrooms with built in wardrobes, shower room with oversized walk in shower, separate w.c., gas radiator heating system, double glazing, well kept communal gardens, resident permit parking area (unallocated).

**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.



Total Approx. Gross Internal Area 83.8 m<sup>2</sup> ... 902 ft<sup>2</sup> (excluding balcony)

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