

MANNERS

RESIDENTIAL

3 Bedroom Flat for Rent - £1,650 per month
Century Court, Victoria Way, Woking, Surrey, GU21 6DR



KEY FEATURES

- TOP FLOOR APARTMENT • SPACIOUS LIVING ROOM • SEPARATE REFITTED KITCHEN • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • TWO FURTHER BEDROOMS & MAIN BATHROOM • GAS HEATING & DOUBLE GLAZING • GARAGE WITH POWER • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C78 / COUNCIL TAX BAND:- D

Description

Having undergone complete refurbishment this beautifully presented top floor apartment forms part of this highly sought after gated, waterside development located within a stone's throw of Woking town centre and mainline station.

The accommodation comprises: communal entrance hall with security entry phone system, large private entrance hall with large cloaks cupboard, spacious living room with windows towards the Basingstoke Canal, separate refitted kitchen with appliances, master bedroom with refitted en suite shower room, two further good sized bedrooms, refitted three piece bathroom, gas central heating, double glazing, garage with power and light.

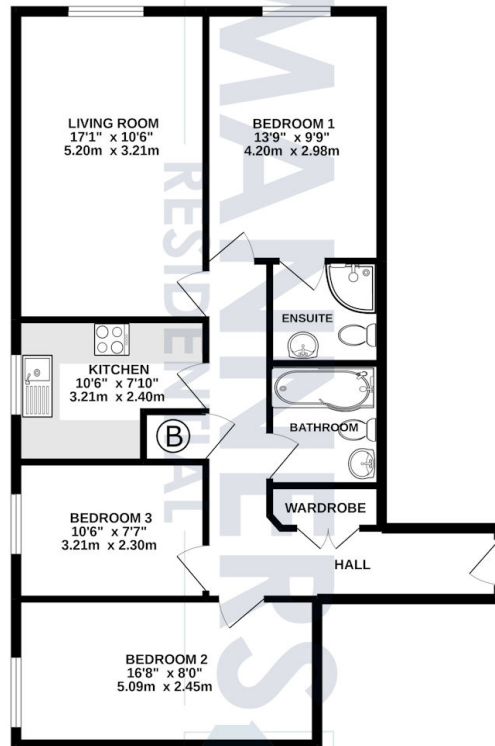
Additional Information: These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit 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	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOP FLOOR FLAT
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 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 details 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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