

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £950 per month
Ockenden, Constitution Hill, Woking, Surrey, GU22 7EW



KEY FEATURES

- FIRST FLOOR APARTMENT • OPEN PLAN LIVING ACCOMMODATION • KITCHEN WITH INTEGRAL APPLIANCES • MASTER BEDROOM WITH BUILT IN WARDROBES • TILED BATHROOM WITH SHOWER • UNDER FLOOR HEATING • COVERED PARKING SPACE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C79 / COUNCIL TAX BAND:- C

Description

Ockenden is an exclusive development of just 19 apartments which are situated within a short walk of Woking town centre and the mainline train station as well as Woking park and leisure centre.

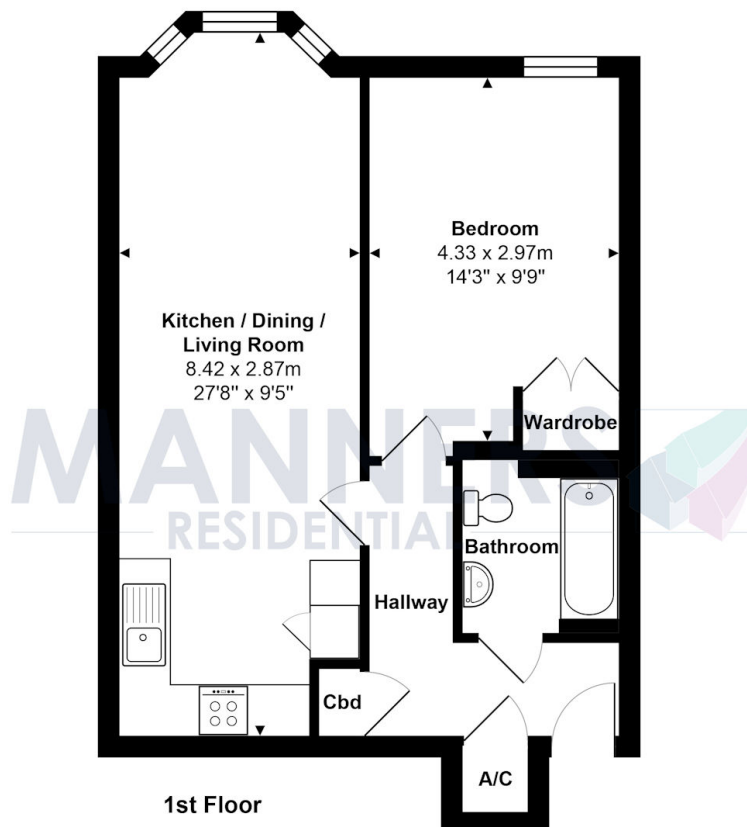
This first floor apartment has well proportioned accommodation which comprises of communal entrance hall with security entry phone system, private hallway with cloaks and airing cupboards, spacious lounge with a pleasant aspect, open plan kitchen with integral appliances including oven, hob, extractor as well as a fridge/freezer and washing machine, master bedroom with built in wardrobes, family sized tiled bathroom with shower. Other notable features include double glazing, under floor heating and a solar powered hot water system. Outside you'l...

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		Current	Potential
Energy efficiency (EPC): Better ratings (G2025)			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	22-38		
G	1-21		
Minimum efficient - higher ratings (G2025)			
England & Wales		79	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
CO ₂ emissions (kWh/m ² /year): Lower CO ₂ emissions			
A	30-35		
B	36-45		
C	46-55		
D	56-65		
E	66-75		
F	76-85		
G	86-95		
Minimum efficient - lower CO ₂ emissions			
England & Wales		75	76
EU Directive 2002/91/EC			



Total Approx. Gross Internal Area 48.8 m² ... 525 ft²

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