

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £835 per month

The Rowans, Montgomery Road, Woking, Surrey, GU22 7ST



### KEY FEATURES

- FIRST FLOOR FLAT • LARGE LIVING ROOM • KITCHEN WITH APPLIANCES • DOUBLE BEDROOM • BATHROOM WITH SHOWER • NEUTRAL DECOR & CARPETS • ALLOCATED PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT • EPC: - D64 COUNCIL TAX BAND:- C

## Description

A spacious one bedroom first floor apartment, forming part of this sought after modern development, just a stone's throw from Woking town centre and mainline station.

The accommodation comprises: communal entrance hall with security entry phone system, private entrance hall, large living room, spacious kitchen with appliances, double bedroom with French doors, bathroom with electric power shower, neutral décor and carpets, allocated 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		
81-91	B		
69-80	C		79   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		