

MANNERS

RESIDENTIAL

Flat for Rent - £775 per month

Penlee House, Claremont Avenue, Woking, Surrey, GU22 7SG



KEY FEATURES

- SPACIOUS STUDIO APARTMENT • STUDIO ROOM • KITCHEN • MODERN WHITE BATHROOM • PARKING • ELECTRIC HEATING & DOUBLE GLAZING • PARKING SPACE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C76 / COUNCIL TAX BAND:- B

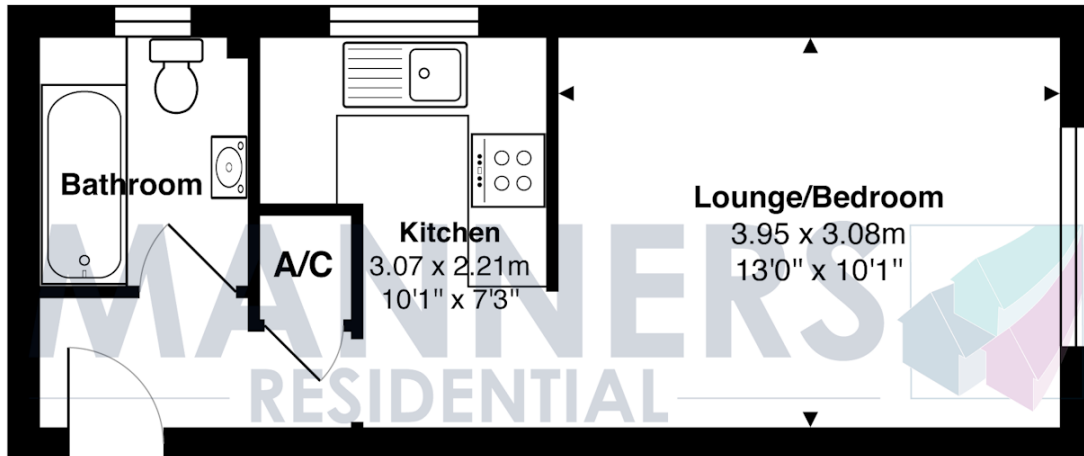
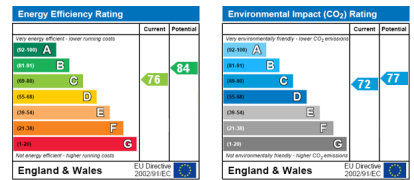
Description

This refurbished first floor studio flat enjoys a pleasant aspect over communal gardens, and forms part of a small purpose built block of flats located in a favoured position within walking distance of Woking town centre and mainline station, as well as Woking Park and leisure facilities in the Kingfield area.

The accommodation comprises: Communal entrance hall, private entrance hall, bright and spacious studio room, recently refitted kitchen with appliances, recently refitted bathroom, parking and communal garden.

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.



1st Floor Studio Flat

Total Approx. Gross Internal Area 24.7 m² ... 266 ft²

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