

MANNERS

RESIDENTIAL

Flat for Rent - £800 per month

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



KEY FEATURES

- LARGE GROUND FLOOR STUDIO FLAT • STUDIO ROOM • BEDROOM AREA • REFITTED KITCHEN • REFITTED BATHROOM • SECURE DOUBLE GLAZING • ALLOCATED COVERED PARKING SPACE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D66 / COUNCIL TAX BAND:- B

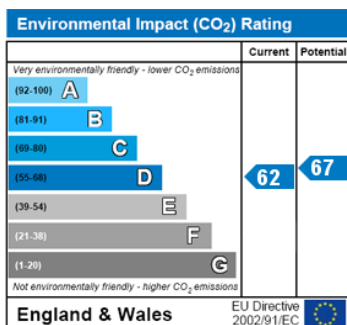
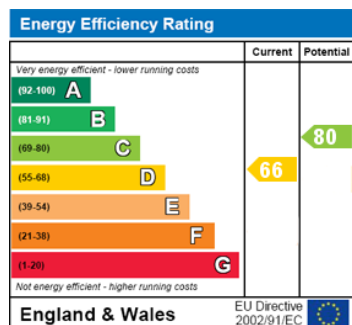
Description

(SINGLE OCCUPANCY ONLY) This larger than average ground floor studio flat offers well presented and spacious accommodation. It's located in an ultra convenient and sought after central position within a stone's throw of Woking town centre and mainline train station making it ideal for the professional commuter.

The accommodation comprises communal entrance hall with security phone system, private entrance hallway, large "L" shaped studio room with clearly defined sitting and sleeping areas. The unusually spacious, refitted and separate kitchen comes with all the usual appliances including an integrated oven with hob above, fridge/freezer, washing machine and a separate tumble drier. You will also find a separate bathroom which has just been refitted with a three piece white suite, electric heating and secure double glazed windows.

Exterior

Outside - This property also comes with the added benefit of an allocated & covered parking space.



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.