

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,025 per month

Foxhills, Goldsworth Park, Woking, Surrey, GU21 3LT



### KEY FEATURES

- FIRST FLOOR FLAT • LIVING ROOM • MODERN KITCHEN • BEDROOM ONE • BEDROOM TWO • MODERN BATHROOM • DOUBLE GLAZED WINDOWS • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D68 / COUNCIL TAX BAND:- C

## Description

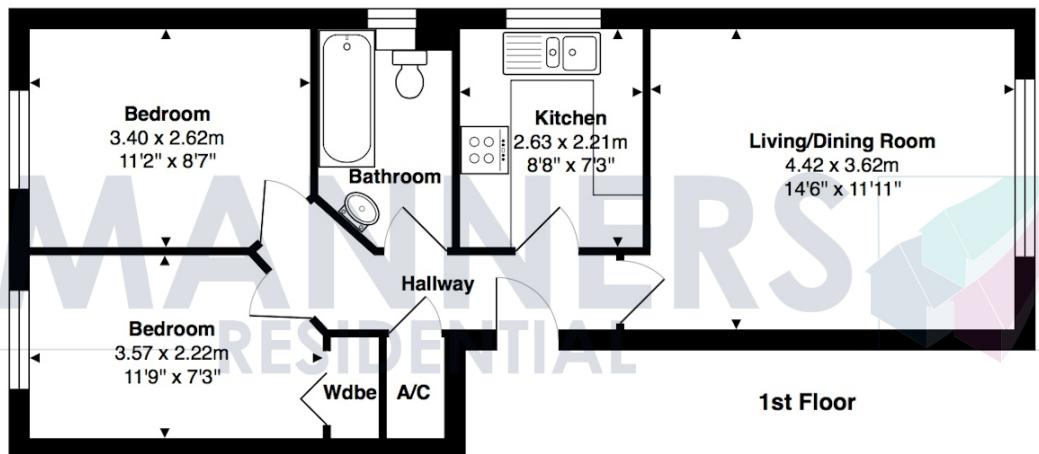
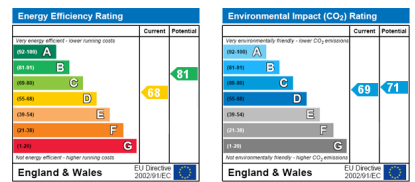
Occupying an enviable position overlooking a green, and adjoining the the Basingstoke Canal, offers spacious accommodation with a contemporary feel.

It features a spacious living room with a pleasant leafy aspect, a modern kitchen with appliances, two double bedrooms (one with a built in wardrobe) and a part tiled three piece white bathroom suite. The development offers residents parking and well maintained communal gardens with pedestrian access onto the canal.

The mainline train station is located a little over a mile away which makes this home an excellent location for the commuter tenant who also wants to enjoy a leafy setting and canalside walks.

**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.



Total Approx. Gross Internal Area 49.7 m<sup>2</sup> ... 535 ft<sup>2</sup>  
All measurements are approximate and for display purposes only. Not to scale.