

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £950 per month

Wildbank Court, White Rose Lane, Woking, Surrey, GU22 7JH



### KEY FEATURES

- ONE BEDROOM FLAT • SPACIOUS LIVING ROOM • KITCHEN WITH APPLIANCES • MODERN BATHROOM SUITE • NEUTRAL DECOR AND CARPETS • RESIDENTS PARKING • WALKING DISTANCE TO MAINLINE STATION • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C74 / COUNCIL TAX BAND:- C

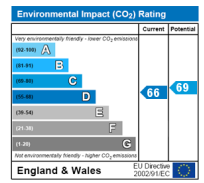
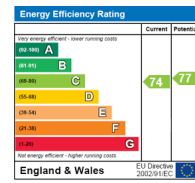
## Description

This one bedroom apartment featuring modern kitchen and bathroom and neutral decor, is located in a highly sought after and convenient central position, within a short walk of Woking town center and mainline station.

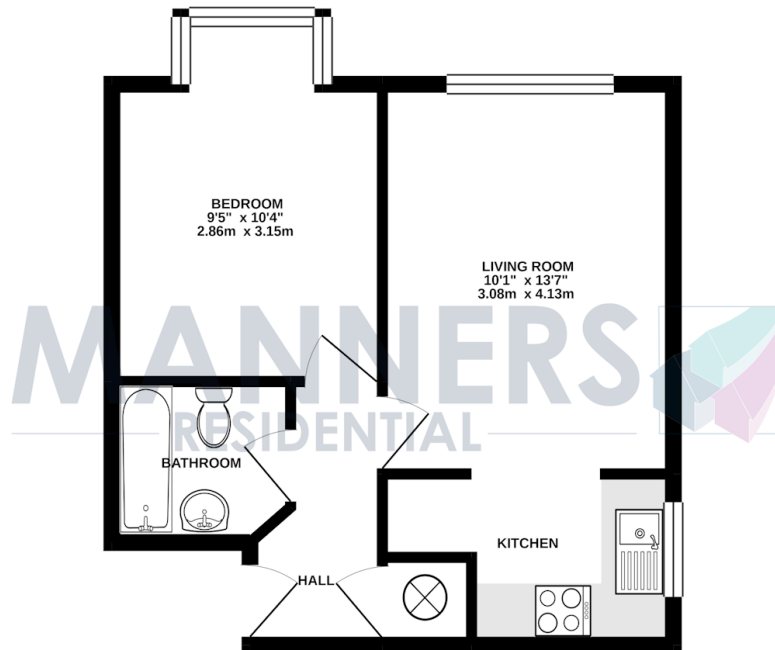
The accommodation comprises, communal hall with security entry system, private entrance hall, large living room, refitted kitchen with appliances and window, double bedroom, modern bathroom with shower, electrical heating system, parking and well kept communal gardens.

**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.



FIRST FLOOR FLAT  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA - 383 sq ft. (35.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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