

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,150 per month

Cromar Court, High Street, Horsell, Woking, Surrey, GU21 4UB



### KEY FEATURES

- FIRST FLOOR MAISONETTE • TWO DOUBLE BEDROOMS • GOOD SIZED LIVING ROOM • MODERN KITCHEN AND BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING • GARAGE • SHORT WALK TO VILLAGE CENTRE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D60 / COUNCIL TAX BAND:- C

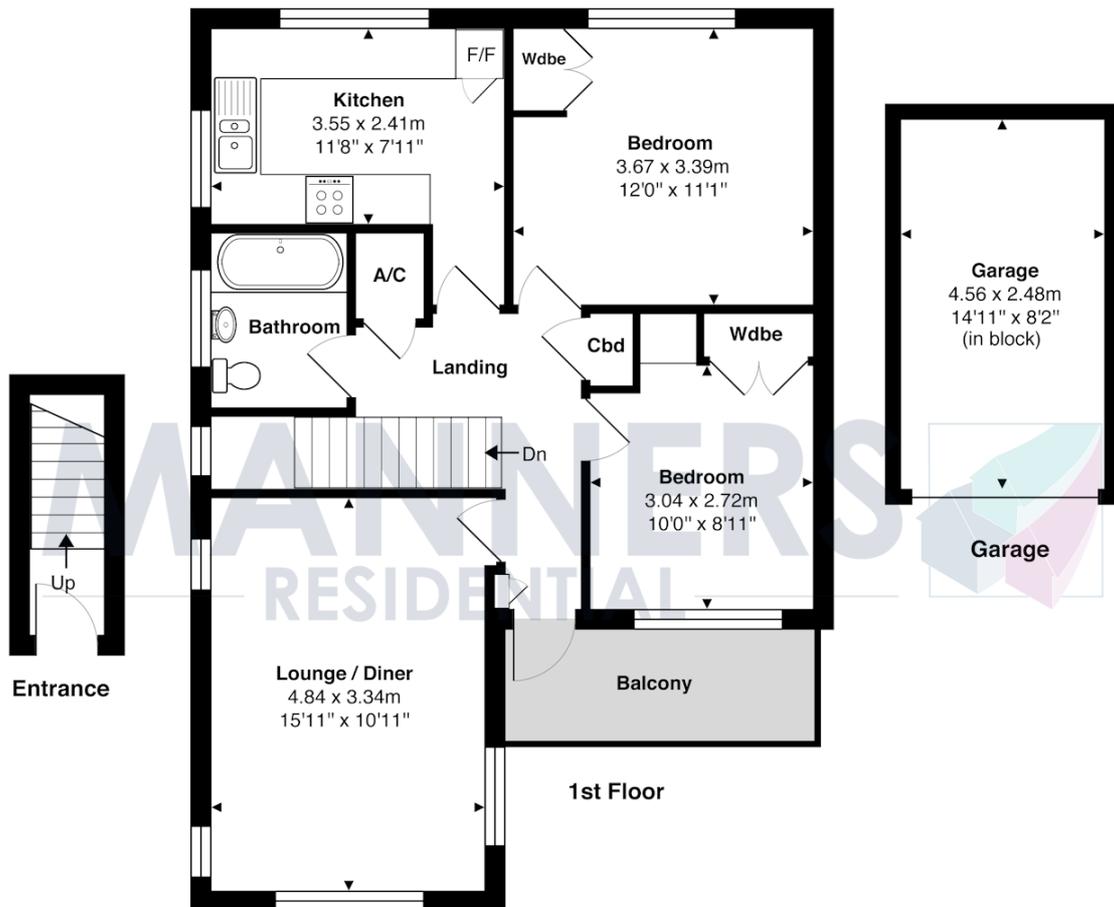
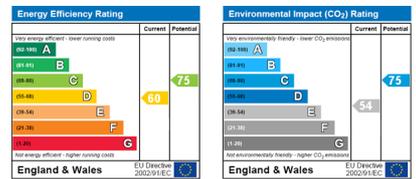
## Description

This spacious two double bedroom first floor maisonette overlooks school playing fields to the rear, has a private balcony to the front, and is located within a short walk of Horsell village centre, and just a short drive or bus ride to central Woking.

The accommodation comprises: Entrance area with stairs to first floor landing, good sized tripple aspect living room, large modern kitchen with appliances and views over school playing fields, two large double bedrooms with built in wardrobes, modern bathroom with shower, gas central heating, double glazing, private balcony, outside storage shed, garage and resident parking area.

**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 64.2 m<sup>2</sup> ... 691 ft<sup>2</sup> (excluding balcony, garage)

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