

# MANNERS

## RESIDENTIAL

Flat for Rent - £820 per month

Claremont Court, Broomhall Road, Horsell, Surrey, GU21 4BF



### KEY FEATURES

- LARGE STUDIO ROOM WITH BUILT IN WARDROBE
- KITCHEN FITTED TO A HIGH SPECIFICATION
- BATHROOM WITH WINDOW
- RADIATOR HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN WITH BIKE STORE
- IDEALLY SUITED TO THE COMMUTER
- UNFURNISHED
- FIVE WEEK TENANCY DEPOSIT REQUIRED
- EPC RATING:- C77 / COUNCIL TAX BAND:- C

## Description

Situated within a picturesque and peaceful cul de sac location, yet located within a short walk of Woking town centre with its mainline train station, this ground floor studio apartment forms part of a character property which is made up of just 10 apartments spread over three floors is ideally suited for the commuter tenant.

The neutrally presented accommodation comprises of personal front door, entrance lobby, large studio room with built in wardrobes and wood flooring, kitchen fitted to a high specification with appliances, separate bathroom with window, radiator heating and double glazing. N.B. There is no parking available on site for this property, however residents parking permits can be applied for to park in the immediate vicinity within the on-road parking bays.

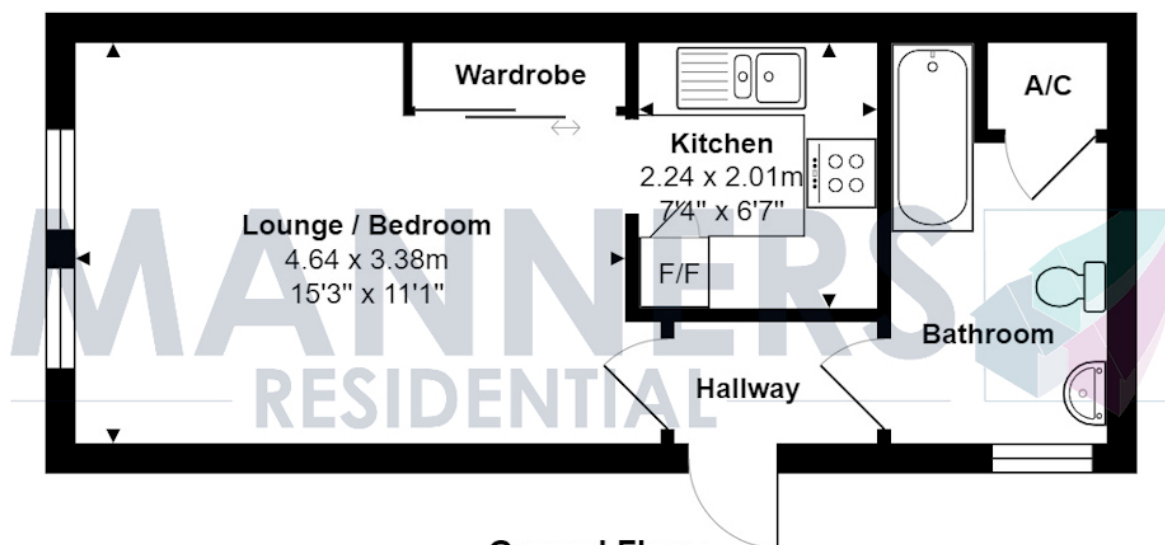
## Ground Floor

**Outside** - There are communal rear gardens with bike store.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.



**Ground Floor**

Approx. Gross Internal Area 29.7 m<sup>2</sup> ... 320 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Not to scale. [www.energyassesssuk.com](http://www.energyassesssuk.com)