

# MANNERS

## RESIDENTIAL

1 Bedroom House for Rent - £900 per month

Veryan, Goldsworth Park, Woking, Surrey, GU21 3LL



### KEY FEATURES

- TERRACED STARTER HOUSE • CLOSE TO LAKE AND LOCAL SHOPS • LIVING ROOM • MODERN KITCHEN WITH BUILT IN APPLIANCES • DOUBLE BEDROOM • THREE PIECE WHITE BATHROOM SUITE • DOUBLE GLAZING & ELECTRIC HEATING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D67 / COUNCIL TAX BAND:- C

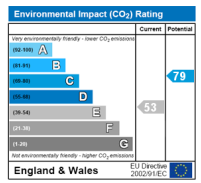
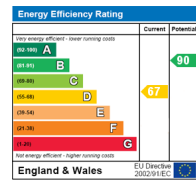
## Description

This well presented house is located very close to Goldsworth Park lake and benefits from double glazing and is positioned in a quiet cul de sac which is within a stone's throw of Goldsworth Park shops yet just a short drive or bus ride to Woking town centre and mainline station.

The accommodation which is presented in neutral tones throughout comprises: spacious living room, modern kitchen with built in appliances including dishwasher, stairs from living room to first floor landing, good sized double bedroom, modern white bathroom suite with pumped shower over the bath, double glazing & electric heating.

**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  
242 sq.ft. (22.4 sq.m.) approx.

1ST FLOOR  
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.5 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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