

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £975 per month

Park Heights, Constitution Hill, Woking, Surrey, GU22 7RT



### KEY FEATURES

- 3RD FLOOR APARTMENT • WALKING DISTANCE OF MAINLINE STATION • LIVING ROOM WITH OPEN PLAN KITCHEN • MASTER BEDROOM WITH FITTED WARDROBES • BATHROOM WITH THREE PIECE WHITE SUITE • DOUBLE GLAZING & ELECTRICAL HEATING • SECURE UNDERGROUND PARKING SPACE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C75 / COUNCIL TAX BAND:- C

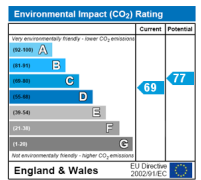
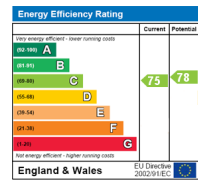
## Description

Situated on the 3rd floor of this prestigious development, which is within walking distance of Woking town centre, mainline train station and Woking Park, this light and airy one bedroom apartment has the added benefit of an allocated secure underground parking space.

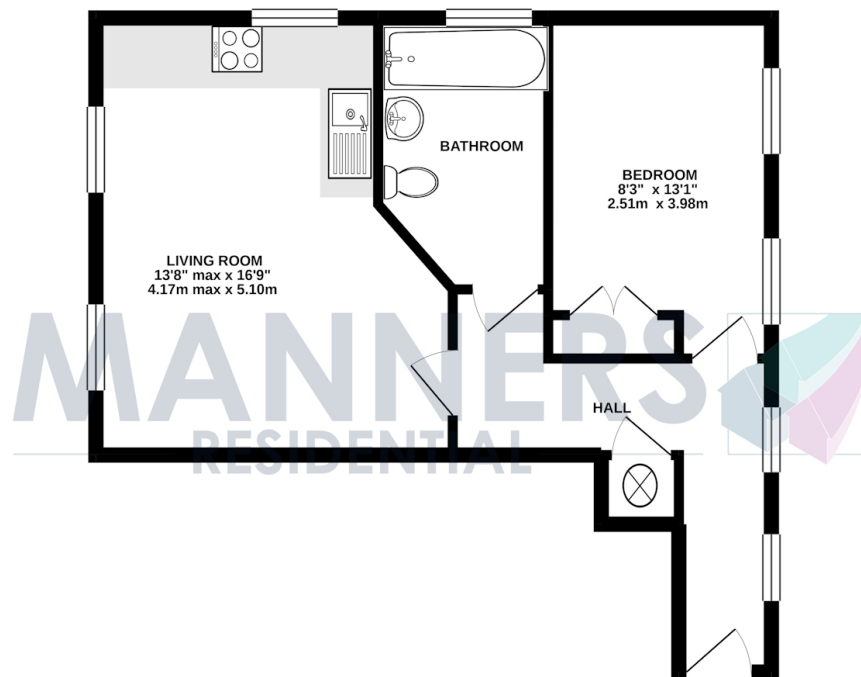
The accommodation comprises of security entry systems, communal bicycle storage area, communal stairs to third floor, private hallway, lounge which is open plan to fitted kitchen with appliances including oven, hob & extractor, fridge/freezer, washing machine, master bedroom with fitted wardrobes, bathroom with three piece white suite and window, double glazing, electrical heating system and one allocated secure underground parking space.

**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.



### TOP FLOOR FLAT 477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 477 sq.ft. (44.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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