

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £950 per month  
Badgers Close, St Johns, Woking, Surrey, GU21 3JF



### KEY FEATURES

- GROUND FLOOR MAISONETTE • OPEN PLAN LIVING ROOM • HIGH GLOSS WHITE FRONTED KITCHEN • BEDROOM • WHITE BATHROOM SUITE WITH WINDOW • NEUTRAL DECOR THROUGHOUT • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C75 / COUNCIL TAX BAND:- B

## Description

This superb ground floor one bedroom maisonette benefits from having a refitted kitchen and bathroom. It is located in a sought after residential position within walking distance of Woking town centre and mainline station.

The accommodation comprises, open plan living room, refitted high gloss white fronted kitchen, inner hall, bedroom, refitted white bathroom suite with window, neutral décor throughout, residents parking and 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		