

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £1,000 per month

Kings Gate, Kingsway, Woking, Surrey, GU21 6JE



KEY FEATURES

- STYLISH TOP FLOOR APARTMENT
- DOUBLE ASPECT LIVING ROOM
- MODERN KITCHEN WITH APPLIANCES
- DOUBLE BEDROOM
- MODERN BATHROOM WITH SHOWER
- GAS CH AND DOUBLE GLAZING
- COMMUNAL GARDENS
- ALLOCATED PARKING SPACE
- UNFURNISHED
- EPC RATING: - C76 / COUNCIL TAX BAND:- C

Description

We are delighted to offer this spacious and immaculately presented one bedroom top floor apartment with allocated parking, located in a highly convenient position within a short walk of Woking town centre and mainline station.

Forming part of a sought after small development set amongst well kept communal gardens with allocated residents parking, this stylish top floor apartment offers spacious accommodation complimented by fresh decor, laminate flooring to the principal rooms, gas radiator central heating and double glazing. Communal entrance hall with security entry system, private entrance hall, double aspect living room, kitchen with appliances and breakfast bar, double bedroom, modern bathroom with shower, gas ch, double glazing, comm...

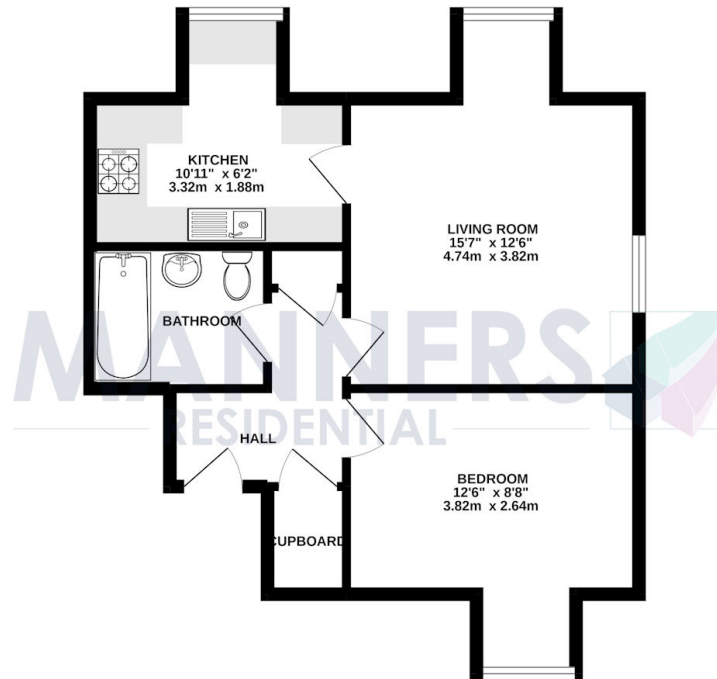
Additional Information: These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit 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	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOP FLOOR FLAT
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 494 sq ft. (45.9 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 misstatement. This plan is for illustrative purposes only and should be used as such for 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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