

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £875 per month

Elder Road, Bisley, Woking, Surrey, GU24 9SA



### KEY FEATURES

- FIRST FLOOR APARTMENT • ONE DOUBLE BEDROOM • MODERN KITCHEN AND BATHROOM • LIVING ROOM OVERLOOKING A GREEN • GAS RADIATOR CENTRAL HEATING • DOUBLE GLAZING • PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C / COUNCIL TAX BAND:- B

## Description

This bright and spacious one bedroom first floor flat features a modern kitchen and bathroom, residents parking and enjoys a pleasant aspect over a communal green. The property is located on the highly sought after "Flowers" development, which is conveniently positioned for access to Woking, Guildford, Camberley and the M3.

The accommodation comprises: communal entrance area, private entrance hall, access to loft space, good sized living area with views over the green beyond and an open plan kitchen with appliances including a dishwasher and a large breakfast bar, double bedroom, modern bathroom suite with window, gas central heating, double glazing and residents parking.

**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.

