

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,300 per month  
Ockenden, Constitution Hill, Woking, Surrey, GU22 7EW



### KEY FEATURES

- SECOND FLOOR APARTMENT • SPACIOUS LIVING ROOM • OPEN PLAN KITCHEN WITH APPLIANCES • TWO DOUBLE BEDROOMS • FAMILY SIZED BATHROOM WITH SHOWER • UNDER FLOOR HEATING • COVERED PARKING SPACE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT • EPC RATING:- D67 COUNCIL TAX BAND: C

## Description

This two bedroom apartment is part of an exclusive development of just 19 apartments which are situated within a short walk of Woking town centre and the mainline train station as well as Woking park and leisure centre.

This second floor apartment has well proportioned accommodation which comprises of communal entrance hall with security entry phone system, private hallway with cloaks and airing cupboards, spacious living room with pleasant views, open plan fitted kitchen with integral appliances including oven, hob, extractor as well as a fridge/freezer, washer/dryer and slimline dishwasher, master bedroom with built in wardrobes, further second double bedroom, family sized tiled bathroom with shower. Other notable features include doubl...

**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		
55-68	D	67   D	71   C
39-54	E		
21-38	F		
1-20	G		