

# MANNERS

## RESIDENTIAL

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

Abingdon Court, Heathside Road, Woking, Surrey, GU22 7EU



### KEY FEATURES

- ONE BEDROOM APARTMENT • WALKING DISTANCE TO MAINLINE STATION • GOOD SIZED DOUBLE ASPECT LOUNGE • FITTED KITCHEN WITH APPLIANCES • BEDROOM WITH BUILT IN WARDROBE • BATHROOM WITH SHOWER • UNDERGROUND CAR PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING: C69 / COUNCIL TAX BAND:- C

## Description

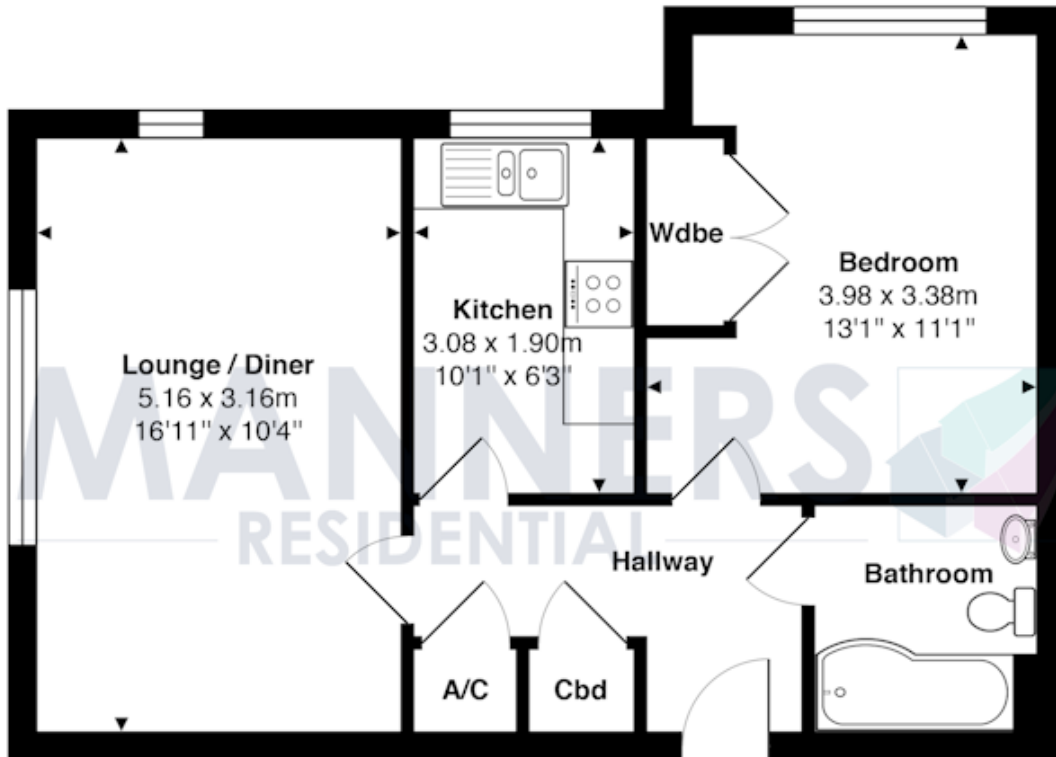
A modern one bedroom apartment forming part of this traditionally styled prestige development, located in a highly convenient and sought after position within a stone's throw of Woking town centre, station and park.

The accommodation comprises: communal entrance hall with security entry phone system, private entrance hall, good sized double aspect lounge, luxuriously fitted kitchen with appliances including washer/dryer and dishwasher, double bedroom with built in wardrobe, bathroom with thermostatically controlled shower, neutral coloured carpets and curtains, ceramic floor tiling to kitchen and bathroom, low voltage downlighters, allocated underground car 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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Band	Current	Potential	Band	Current	Potential
A			A		
B			B		
C			C		
D			D	72	73
E			E		
F			F		
G			G		
Energy Efficiency: 69 Energy Efficiency: 82			Environmental Impact: 72 Environmental Impact: 73		



### Ground Floor

Total Approx. Gross Internal Area 47.5 m<sup>2</sup> ... 511 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Not to scale.