

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £900 per month

Calluna Court, Heathside Road, Woking, Surrey, GU22 7HU



### KEY FEATURES

- GROUND FLOOR FLAT • STONE'S THROW OF MAINLINE TRAIN STATION • DOUBLE ASPECT LIVING ROOM • KITCHEN WITH APPLIANCES • DOUBLE BEDROOM • MODERN BATHROOM WITH SHOWER • GAS CENTRAL HEATING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C72 / COUNCIL TAX BAND:- C

## Description

This spacious one bedroom ground floor flat enjoys direct access to communal gardens and is located in a highly sought after area, within a short walk of Woking town centre and mainline station.

The accommodation comprises: Entrance hall with storage cupboard, double aspect living room with door to communal garden, kitchen with appliances, double bedroom, modern bathroom with shower, gas central heating, neutral décor, allocated parking.

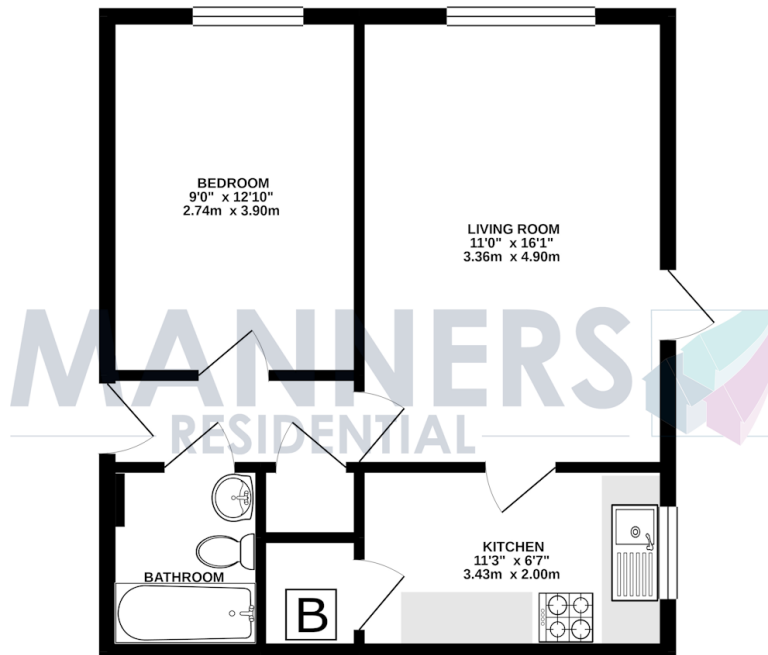
**Additional Information:** These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA - 463 sq.ft. (43.0 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 mis-statement. This plan is for illustrative purposes only and should be used as such by 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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