

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £1,150 per month
Ellingham, Midhope Road, Woking, Surrey, GU22 7UQ



KEY FEATURES

- FIRST FLOOR FLAT • LARGE LIVING ROOM WITH BAY WINDOW • CONTEMPORARY KITCHEN WITH APPLIANCES • TWO DOUBLE BEDROOMS • BATHROOM WITH SHOWER AND BATH • GAS HEATING • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C80 / COUNCIL TAX BAND:- C

Description

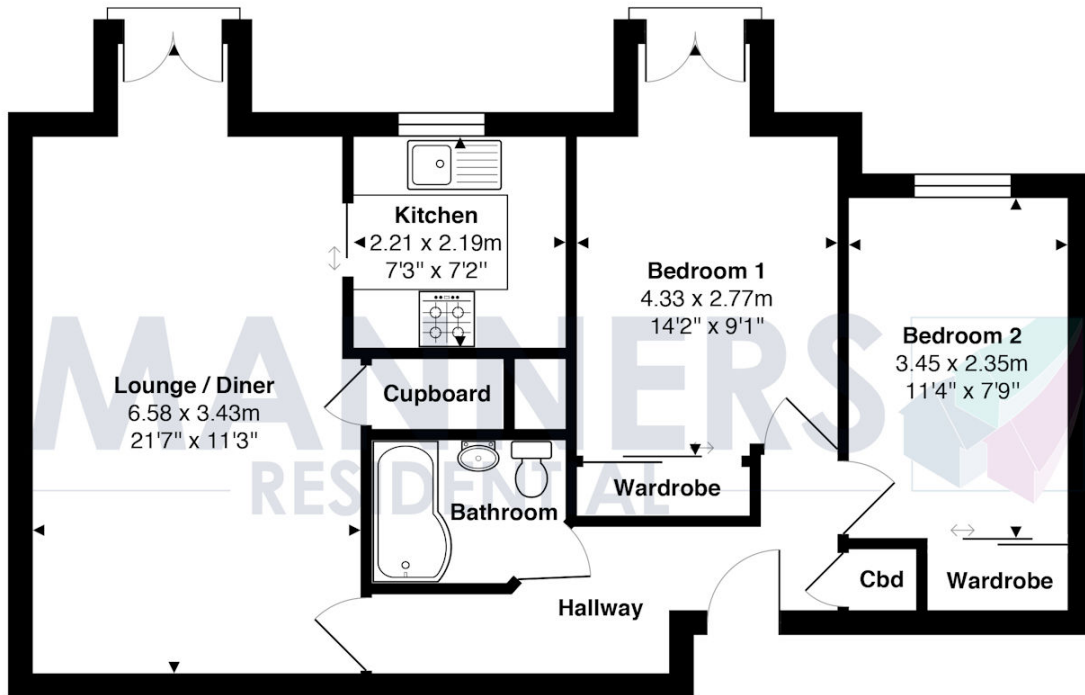
This spacious two bedroom first floor apartment features a modern contemporary kitchen and bathroom, neutral décor, neutral carpets and vinyl, modern light fittings, curtains and curtain poles.

The flat forms part of small sought after development in the popular Mt Hermon area, within walking distance of the Woking town centre and mainline station and offers: Communal entrance hall, private entrance hall, large living room with bay window, separate kitchen with window, two double bedrooms and bathroom with shower, the accommodation is gas centrally heated and is complimented by residents parking and well kept communal grounds.

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 ₂) Rating		
Band	Current	Potential	Band	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
	60	81		84	84



1st Floor

Approx. Gross Internal Area 58.5 m² ... 630 ft²

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