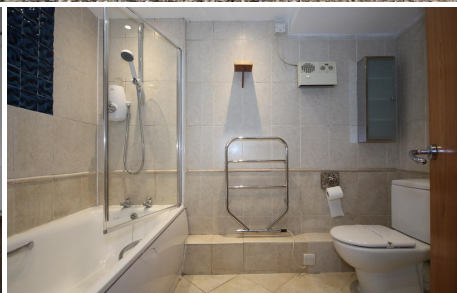


MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £1,200 per month

Craigmore Tower, Guildford Road, Woking, Surrey, GU22 7RB



KEY FEATURES

- TWO DOUBLE BEDROOMS • CLOSE TO TOWN CENTRE • KITCHEN WITH APPLIANCES • BATHROOM WITH SHOWER • PRIVATE BALCONY • DOUBLE GLAZING • GARAGE IN A BLOCK • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E42 / COUNCIL TAX BAND:- C

Description

This extremely spacious two double bedroom first floor flat, which is located in a highly convenient position within a short walk of Woking town centre and mainline train station, has just been redecorated and comes with a garage.

The well presented accommodation comprises, communal entrance hall with stairs and passenger lift to first floor, private entrance hall, large double aspect lounge with private balcony, refitted kitchen with appliances including an integral fridge/freezer, tumble drier and washing machine, main bedroom with built in wardrobes, further second double bedroom, three piece white bathroom suite with shower, neutral décor, double glazing, communal gardens and a garage in a nearby block.

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		65 D
39-54	E	42 E	
21-38	F		
1-20	G		

