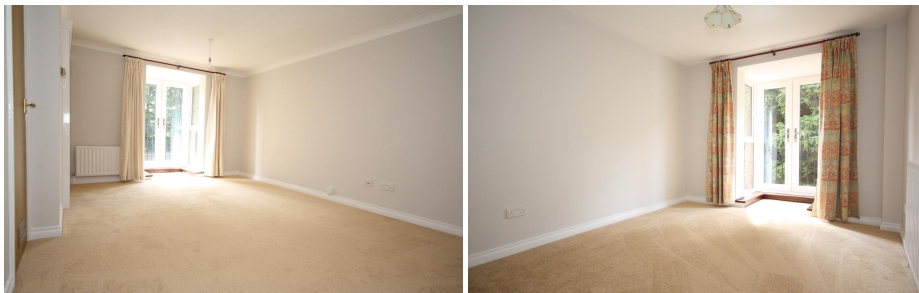


MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £950 per month
Ellingham, Midhope Road, Woking, Surrey, GU22 7UQ



KEY FEATURES

- FIRST FLOOR FLAT • SPACIOUS LOUNGE • FITTED KITCHEN WITH APPLIANCES • LARGE DOUBLE BEDROOM • FITTED BATHROOM SUITE • GAS CENTRAL HEATING & DOUBLE GLAZING • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C79 / COUNCIL TAX BAND:- C

Description

This one bedroom, first floor flat is located within a popular part of Woking which is within walking distance of Woking town centre and mainline train station. The development is situated amongst pleasant communal gardens with private parking.

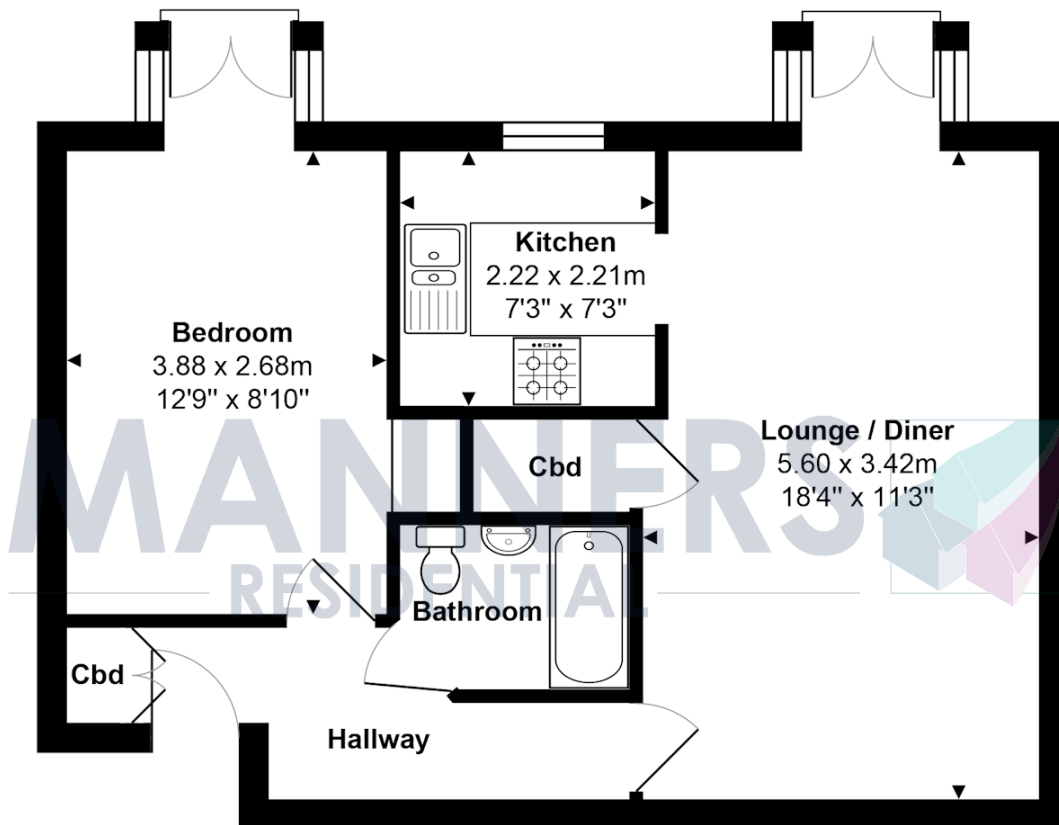
The accommodation comprises of communal entrance hall, private hallway with storage cupboards, spacious lounge with french doors to juliet balcony, fitted kitchen with appliances, large double bedroom also with french doors to juliet balcony, fitted bathroom suite, gas central heating, double glazed windows and french doors, neutral décor.

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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1st Floor

Total Approx. Gross Internal Area 46.7 m² ... 502 ft²

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