

MANNERS

RESIDENTIAL

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

Homebeech House, Mount Hermon Road, Woking, Surrey, GU22 7XF



KEY FEATURES

- FIRST FLOOR FLAT • FOR THE OVER 55'S • LIGHT & AIRY LIVING ROOM • REFITTED CONTEMPORARY KITCHEN • DOUBLE BEDROOM WITH WARDROBE • REFITTED WALKIN DOUBLE SHOWER • WELL MAINTAINED COMMUNAL GARDENS • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C78 / COUNCIL TAX BAND:- C

Description

FOR OVER 55'S ONLY. Set on the first floor of this popular development, within the favoured Mount Hermon area on the south side of Woking, this immaculate apartment is exclusive for the over 55's. The property has been refurbished in recent years to a high specification throughout.

The living room is light and airy with a view over the communal gardens, the refitted kitchen has been thoughtfully updated with contemporary units and worktops complete with built in fridge and oven. The refitted and fully tiled shower room features a walk in double shower cubicle, basin with vanity cupboard under and a w.c.

Woking is a short walk away and has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery.

Exterior

Outside - This development benefits from well maintained communal gardens, residents and visitors parking on a first come first served basis.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.