

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £1,400 per month

Enterprise Place, Church Street, Woking, Surrey, GU21 6AG



KEY FEATURES

- 7TH FLOOR APARTMENT • LARGE LOUNGE WITH BALCONY • OPEN PLAN FITTED KITCHEN • MASTER BEDROOM • EN SUITE SHOWER • SECOND BEDROOM • FURTHER BATHROOM • FURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- B83 / COUNCIL TAX BAND:- D

Description

Located in a central position to Woking town centre and within walking distance of the mainline train station this well appointed 7th floor apartment has been finished to a high standard throughout.

The accommodation comprises of a communal entrance hall with passenger lift to 7th floor, private entrance hallway, large lounge with balcony offering some far reaching views, open plan fitted kitchen with integral appliances including oven, hob, extractor fan, fridge/freezer, washing machine and dishwasher, master bedroom suite with en suite shower room and built in wardrobes, further second bedroom, separate bathroom, gas radiator heating and double glazing.

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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		