

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £1,050 per month
Cartbridge Court, Send Road, Send, Woking, GU23 7HN



KEY FEATURES

- GROUND FLOOR APARTMENT • DOUBLE BEDROOM • GAS UNDERFLOOR HEATING • MODERN KITCHEN WITH APPLIANCES • MODERN BATHROOM • SECURE ALLOCATED PARKING • COMMUNAL GARDENS • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- B81 / COUNCIL TAX BAND:- C

Description

This neutrally decorated one double bedroom apartment is located in the popular village of Send close to local shops and schools, yet conveniently positioned for easy access to the A3, Woking and Guildford town centres.

The accommodation comprises of communal entrance hallway, private hallway with security entry phone system, good sized lounge, separate fitted kitchen with integral appliances including a dishwasher, master double bedroom, tiled bathroom, secure allocated parking, gas under floor heating, double glazing, communal gardens and gated allocated parking.

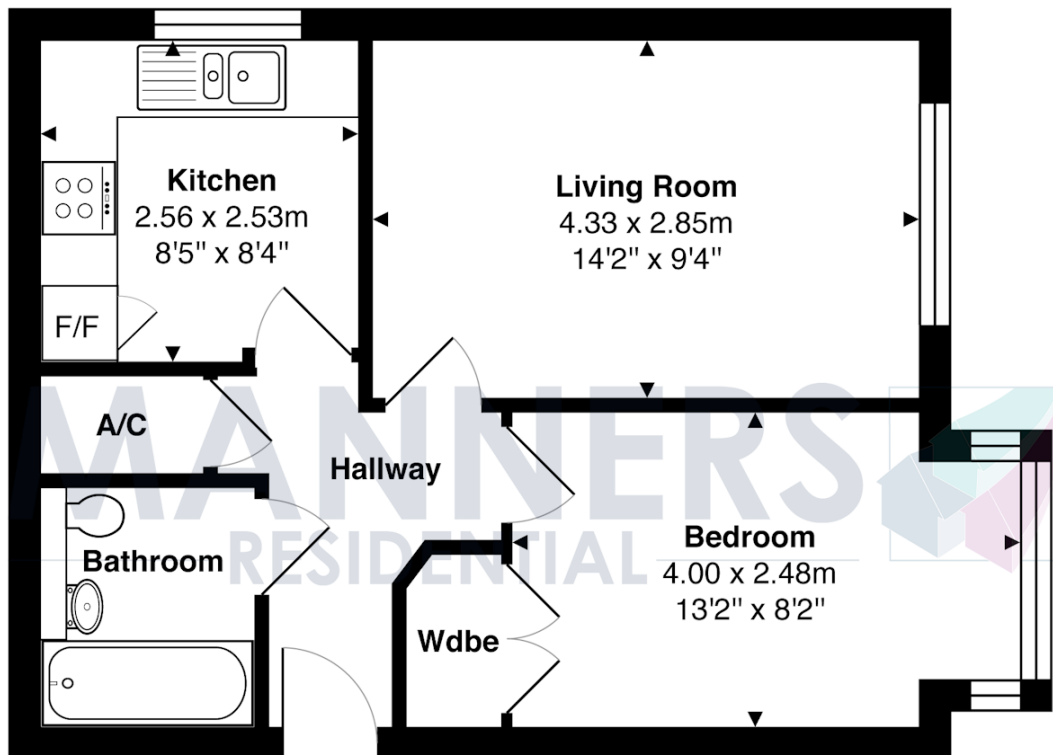
Additional Information: These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit 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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Total Approx. Gross Internal Area 39.5 m² ... 425 ft²

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