

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,125 per month

Grosvenor Place, Burleigh Gardens, Woking, Surrey, GU21 5DJ



### KEY FEATURES

- TOP FLOOR APARTMENT • LIVING ROOM • BEDROOM ONE • BEDROOM TWO • TWO BATHROOMS • SECURITY ENTRY PHONE SYSTEM • DOUBLE GLAZING AND GATED PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D68 // COUNCIL TAX: - D

## Description

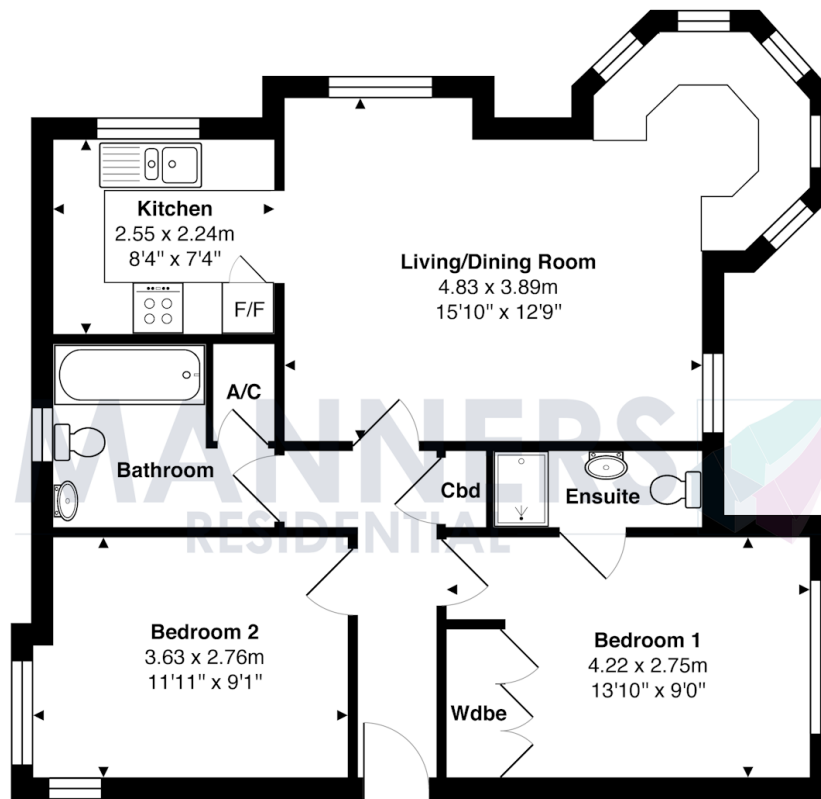
A fantastic top floor apartment located in a prime central position of Woking's town centre within a short walk of the mainline train station.

The accommodation comprises of communal entrance hall, security entry phone system, private hallway, very large sitting room with turret area, fitted kitchen with built in appliances, master bedroom suite with en suite shower room and built in wardrobes, second bedroom with built in wardrobe, bathroom, electric heating system, double glazing and parking. This apartment is extremely well appointed and has been neutrally decorated.

**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	69   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



2nd Floor

Total Approx. Gross Internal Area 63.8 m<sup>2</sup> ... 687 ft<sup>2</sup>

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