

MANNERS

RESIDENTIAL

Flat for Rent - £850 per month

Pooks Hill, Pembroke Road, Woking, Surrey, GU22 7ED



KEY FEATURES

- GROUND FLOOR STUDIO FLAT • VERY LARGE STUDIO ROOM WITH HIGH CEILING • FITTED KITCHEN WITH APPLIANCES • THREE PIECE WHITE BATHROOM SUITE • GAS HEATING AND DOUBLE GLAZING • COMMUNAL GARDEN • RESIDENTS PARKING • UNFURNISHED (PULL DOWN BED INCLUDED) • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D63 / COUNCIL TAX BAND:- B

Description

Forming part of a delightful period building this light and airy ground floor studio flat has it's own front door opening into a large studio room, with a high ceiling and ornamental fireplace. Off this room you will find the refitted kitchen, with appliances, and also the three piece white bathroom suite which has a shower over the bath. Other notable benefits are double glazing and gas heating. Outside you will have the use of one residents parking space and of course the mature communal garden.

Pooks Hill is located within easy walking distance of Woking town centre and station.

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		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		