

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £1,035 per month

Claremont Court, Broomhall Road, Horsell, Woking, GU21 4BF



KEY FEATURES

- SHORT WALK OF WOKING TOWN CENTRE • OPEN PLAN LIVING ACCOMMODATION • PRIVATE OUTSIDE DECKED AREA • KITCHEN FITTED TO A HIGH SPECIFICATION • DOUBLE BEDROOM WITH BUILT IN WARDROBES • SEPARATE BATHROOM WITH WINDOW • ONE ALLOCATED PARKING SPACE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C80 / COUNCIL TAX:- C

Description

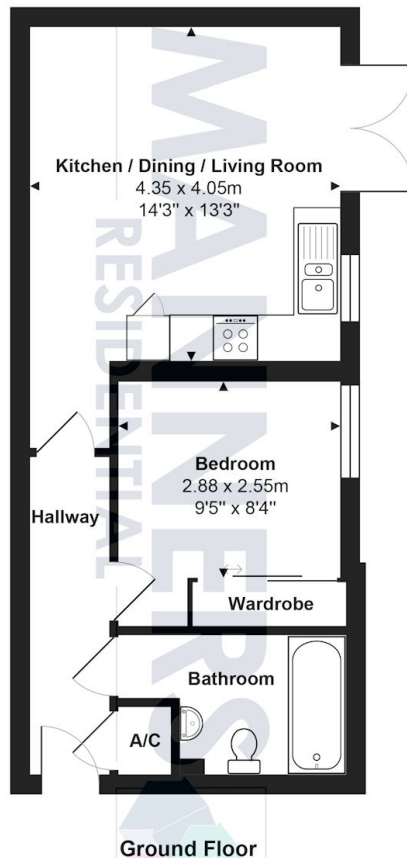
Situated within a peaceful cul de sac location, located within a short walk of Woking town centre and mainline train station this ground floor, one bedroom apartment forms part of a character property which is made up of just 10 apartments spread over three floors.

The neutrally presented accommodation comprises of communal entrance hallway, private hallway, lounge with doors leading outside to a private decked seating area, open plan kitchen fitted to a high specification with appliances, one double bedroom with built in wardrobes, separate bathroom with window, radiator heating, double glazing, private outside decked seating area and further communal rear garden, one allocated parking space.

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



Total Approx. Gross Internal Area 39.8 m² ... 428 ft²

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