

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £1,200 per month
Centrium, Station Approach, Woking, Surrey, GU22 7PB



KEY FEATURES

- FIRST FLOOR APARTMENT • LIVING ROOM WITH BALCONY • SEPARATE KITCHEN WITH APPLIANCES • MASTER BEDROOM WITH EN SUITE • SECOND BEDROOM WITH WARDROBE • MAIN BATHROOM • ELECTRIC HEATING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C74 / COUNCIL TAX:- D

Description

Situated on the first floor within an iconic modern town centre block, and only a short walk to the shops and mainline station, this apartment benefits from having a separate kitchen and balcony as well as a communal garden.

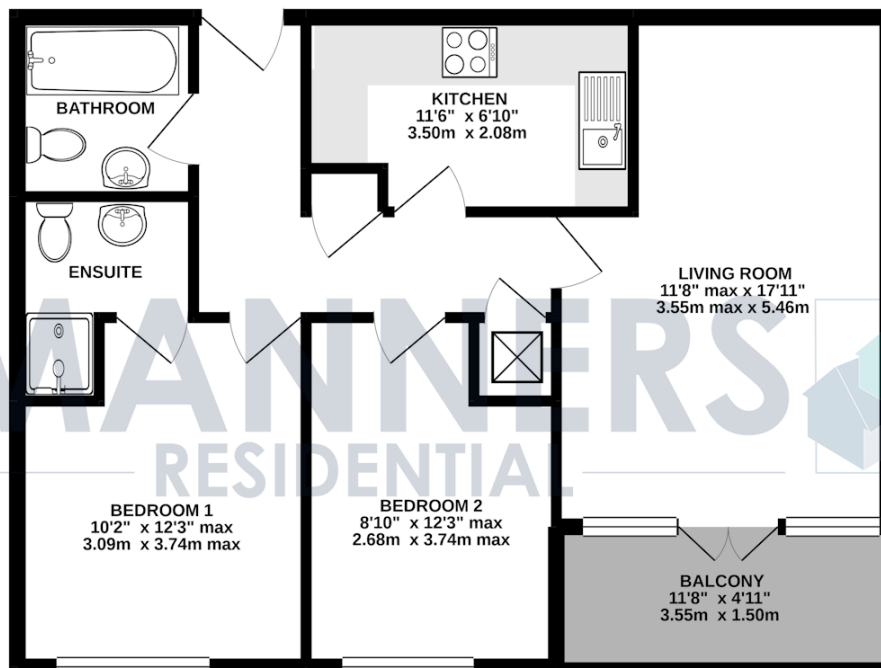
The accommodation comprises of communal entrance lobby with concierge service, stairs and lift to first floor, personal front door to entrance hallway, spacious living room with double doors to a balcony, separate kitchen with appliances, master bedroom with en suite shower room, second bedroom with freestanding wardrobe, main bathroom and storage cupboards. The property also benefits from double glazing, electric heating, and communal landscaped gardens.

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	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLAT PLAN
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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