

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £1,150 per month

Davos Close, Claremont Avenue, Woking, Surrey, GU22 7SL



### KEY FEATURES

- CLOSE TO TOWN CENTRE & TRAIN STATION • LARGE LIVING ROOM WITH PLEASANT ASPECT • REFITTED KITCHEN • TWO DOUBLE BEDROOMS • REFITTED BATHROOM • DOUBLE GLAZING • COMMUNAL GARDENS & GARAGE IN A BLOCK • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- TBC // COUNCIL TAX:- C

## Description

This ground floor two bedroom flat features a refitted kitchen and bathroom. It's situated amongst well kept communal gardens which adjoin Woking Park, and within 10 minutes walk of Woking town centre and mainline station.

The accommodation comprises, communal hall, private entrance hall, large living room with aspect over communal gardens, spacious refitted kitchen breakfast room, refitted bathroom with shower, two double bedrooms, electrical heating system, double glazing, well kept communal gardens and garage in a block.

**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.