



Grosvenor Place, Woking

£1,200 PCM


MARTIN&CO

Grosvenor Place, Woking

Flat

1 Bedrooms, 1 Bathroom

£1,200 PCM

Date Available: 5th February 2024

Deposit: £1,326

Unfurnished

- EPC Rating C 74
- Deposit £1384
- Council Tax Band C
- Security Entry
- UPVC Double Glazing
- Separate Dining Room



GATED DEVELOPMENT IN TOWN CENTRE WITH ALLOCATED PARKING - ONE BED WITH SEPARATE DINING ROOM This larger than average ground floor one bedroom apartment is superbly located in a popular town centre gated development. The apartment will be neutrally redecorated throughout this combined with its large room sizes and modern white UPVC double glazed windows gives the property a light and airy feel. One of the main features with this property is that it offers a separate dining room which could double up as a child's cot room. Further benefits include a security entrance phone system modern kitchen with appliances. Available 5th February 2024 on an unfurnished basis.

Minimum household income for references required - £36,000

Holding deposit (one weeks rent) - £276.00





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	55
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Martin & Co Aldershot Lettings
173 Victoria Road, Aldershot, Hampshire, GU11 1JU
01252 311974 . aldershot@martinco.com

01252 311974
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.