CENTRIUM, STATION APPROACH, WOKING, SURREY, GU22 7PD

Furnished, Part Furnished, Unfurnished, £1,050 pcm + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 01/07/2018
CENTRIUM, STATION APPROACH, WOKING, SURREY, GU22 7PD

£1,050 pcm Furnished, Part Furnished, Unfurnished

• 1 Bedrooms • 1 Bathrooms • 1 Receptions
• Communal gym • 0.2 of a mile to Woking station
• Concierge • Available 1st July • Furnished or unfurnished • Newly redecorated • EPC Rating = C • Council Tax = D

Description
The apartment offers a good size lounge with doors to a private balcony, one double bedroom with storage cupboard, modern fitted kitchen and a bathroom with bath and overhead shower. A parking space is available on request. The property further benefits from having lift access, a communal gym, concierge and is situated 0.2 of a mile from Woking station and Town centre. Available from beginning July, offered furnished or unfurnished.

Energy Performance
A copy of the full Energy Performance Certificate is available on request.

Viewing
Strictly by appointment with Savills.
Station Approach, GU22
Approx. Gross Internal Area  542 Sq Ft - 50.35 Sq M

Sixth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating

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<thead>
<tr>
<th>Energy Efficiency Rating</th>
<th>Current</th>
<th>Potential</th>
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<tbody>
<tr>
<td>Very energy efficient - lower running costs</td>
<td>85</td>
<td>72</td>
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<td>(81-100)</td>
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<td>(69-80)</td>
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<td>(21-54)</td>
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<td>(11-20)</td>
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England, Scotland & Wales
EU Directive 2002/91/EC

FLOORPLANS

Gross internal area: 542 sq ft, 48.5 m²
Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT), £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. Please be advised that the local area may be affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20180614A4PL

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