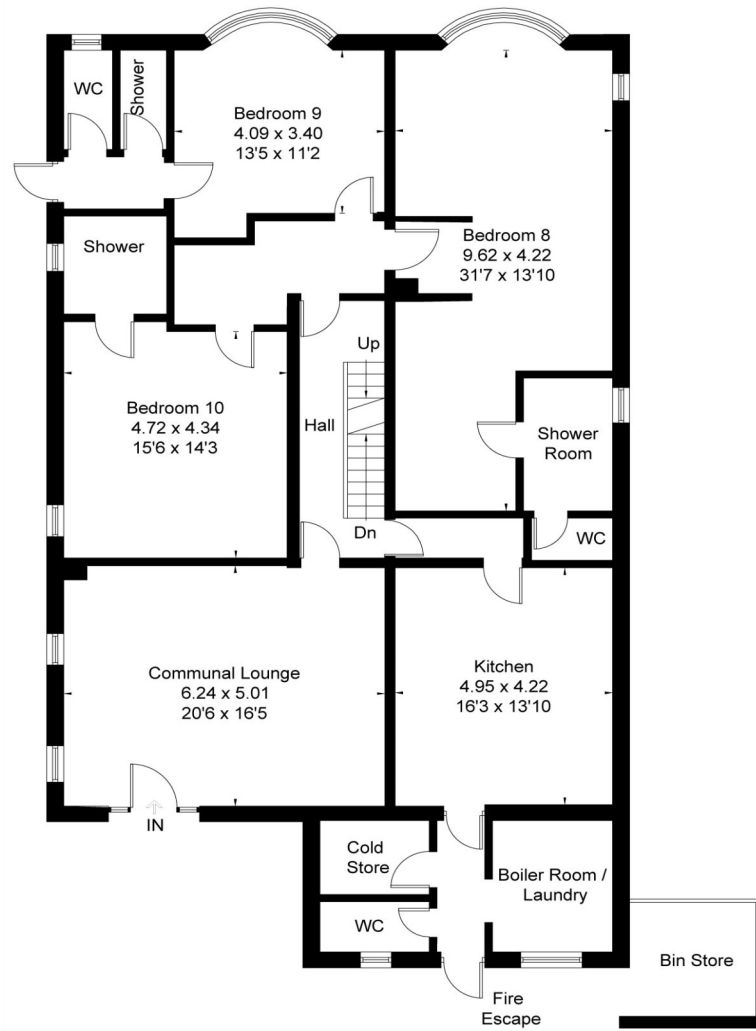
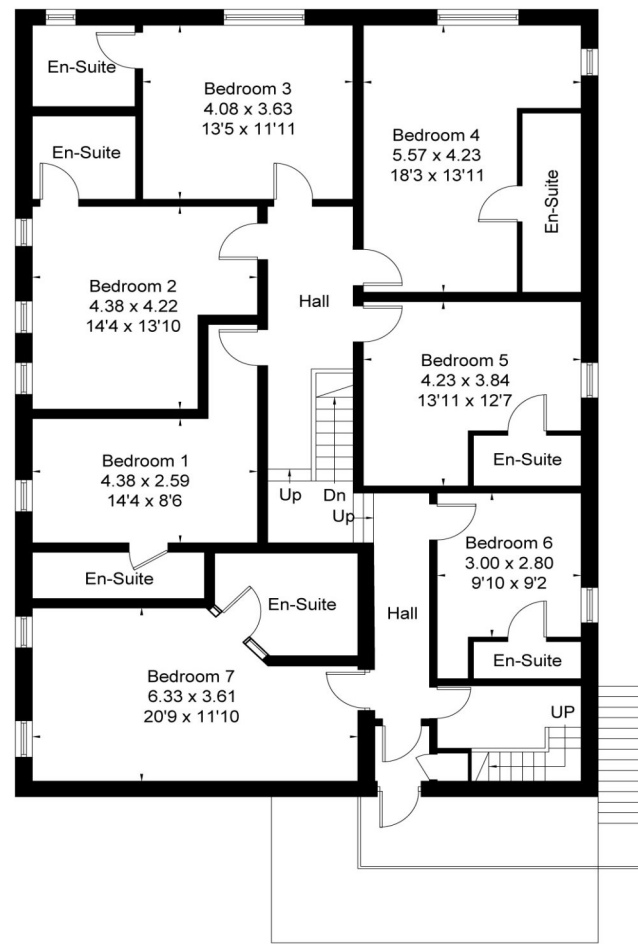


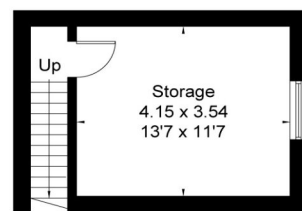
Approximate Floor Area = 356.9 sq m / 3842 sq ft  
 Basement = 18 sq m / 194 sq ft  
 Total = 374.9 sq m / 4036 sq ft



Ground Floor



First Floor



Basement

Drawn for illustration and identification purposes only by fourwalls-group.com 251060

Tel 01252 733042  
 Email Farnham@winkworth.co.uk  
 99 West Street, Farnham, GU9 7EN

**Winkworth**



**Firgrove Hill, Surrey, GU9**

**Guide Price £670 per month**

An amazing opportunity for a UCA students to rent a luxurious individual large double bedroom with four poster bed and private ensuite shower room. Located in a private student only halls of residence. There are 10 bedrooms in total. Communal Living/Dining Room and Kitchen.

The building has recently undergone extensive refurbishment (2020). Tenancy start date 15th August  
 Tel 01252 733042  
 Email Farnham@winkworth.co.uk  
 99 West Street, Farnham, GU9 7EN

**Winkworth**



**ACCOMMODATION**

- Double sized Bedroom
- En suite Bathroom
- Four Poster Bed
- Communal Lounge, Kitchen, Guest WC, Laundry Room
- Communal areas professionally cleaned fortnightly
- Communal Garden
- Off street Parking.



**LOCATION**

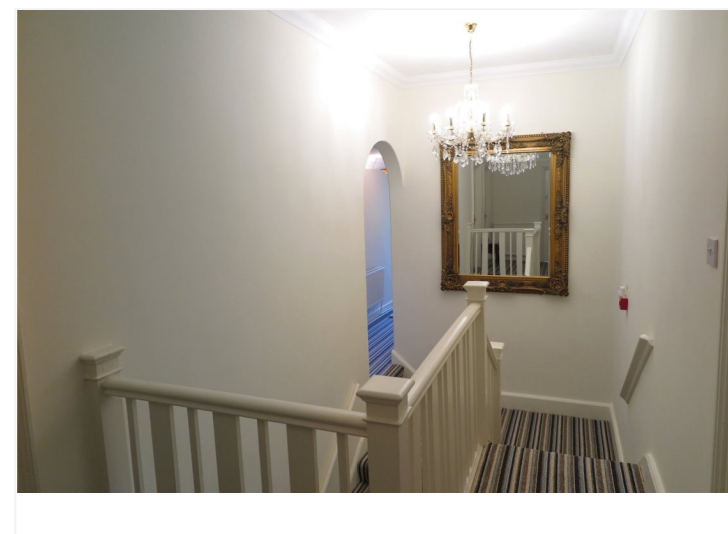
The property is situated in the south of Farnham within walking distance (approximately 1 mile) of the University of Creative Arts in Farnham and conveniently for the town centre and Farnham railway station. Farnham is a historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities.

Farnham railway station provides direct access to London Waterloo in approximately one hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.

**DESCRIPTION**

A fantastic opportunity for a UCA student to let this luxurious large (20'9 x 11'10) private double room within a student only property, The double aspect room features a private En Suite Shower room, Super King size bed, Communal Lounge, kitchen, Separate WC, Laundry Room. Garden and Private Parking. The property is conveniently located within walking distance (0.8 mile) of the University of Creative Arts.

Ideal for an individual UCA student to rent.  
 All students need UK based Guarantors or will need to pay the year's rent in advance.  
 Within a strictly no smoking building.  
 Beds and cupboards provided in each bedroom.  
 Tenants to Contribute to Communal Utility Bills  
 No pets  
 12 months fixed term  
 Parking  
 Video Tour/ Virtual viewings available



**SERVICES**

All mains services are connected.

**LOCAL AUTHORITY**

Waverley Borough Council, Godalming

To not miss out and be disappointed, please register your interest ASAP.

**DISCLAIMER**

Winkworth Estate Agents wish to inform any prospective tenant that these particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	