



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69100

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



Firgrove Hill, Surrey, GU9

Guide Price £1,900 per month

UCA Students- Are you in a group of three students looking for accommodation for 26/27? Then give us a call or email us soon as possible as this 3 bedroom flat is not to be missed. Tenancy start date 7th July 26. EPC D

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





ACCOMMODATION

Easy walk to UCA
Three bedroom flat
All students require UK Guarantor or to use a Guarantor company such as HousingHand or RentGuarantor
No pets
Part furnished
Available 12th July 26
No Smoking

DESCRIPTION

A lovely three bedroom first floor flat ideal for UCA students. The flat is offered part furnished with beds and wardrobes, sofa and dining table. There is an open plan kitchen/ living/ dining space with large appliances included.

LOCATION

The property is situated in the south of Farnham within walking distance (less than 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.



SERVICES

All mains services connected

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band C (students can apply for exception from the local authority)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	70 C
39-54	E		
21-38	F		
1-20	G		