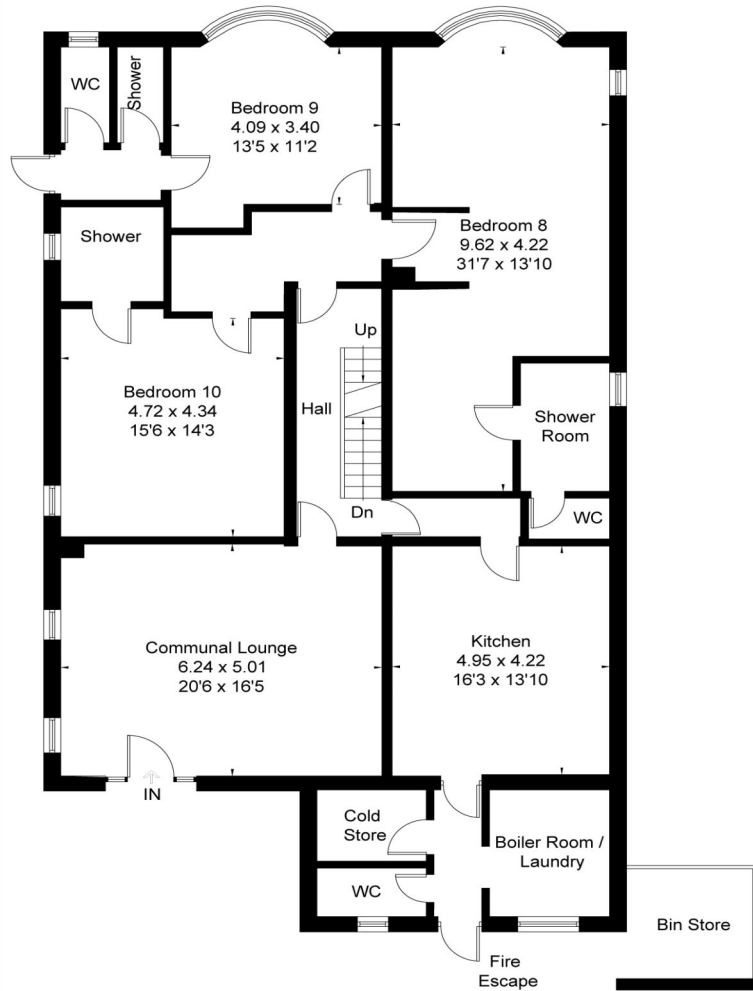
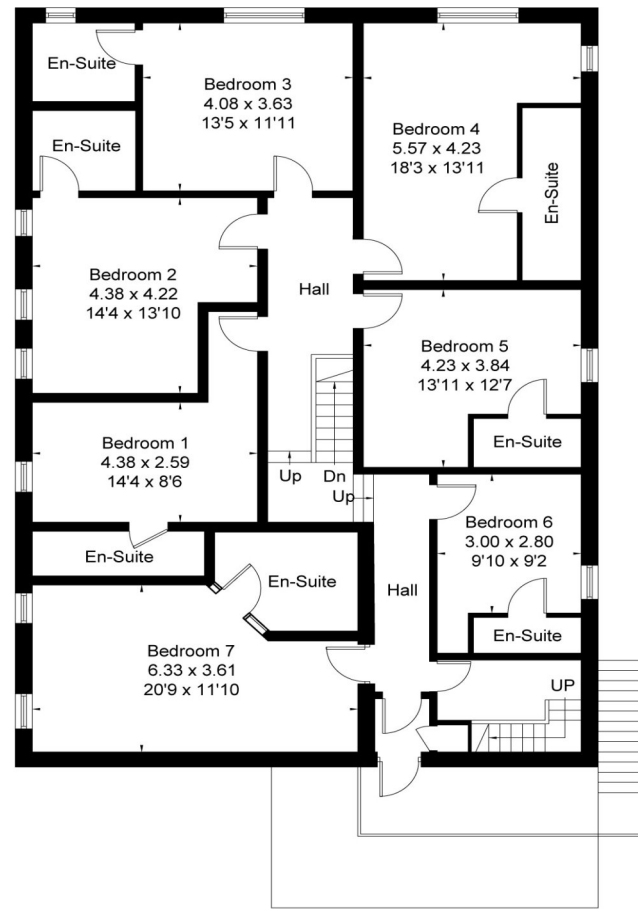


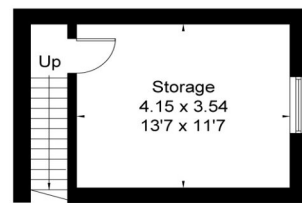
Approximate Floor Area = 356.9 sq m / 3842 sq ft  
 Basement = 18 sq m / 194 sq ft  
 Total = 374.9 sq m / 4036 sq ft



Ground Floor



First Floor



Basement

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



## Firgrove Hill, GU9

Guide Price £670 per month

An amazing opportunity for a UCA student to rent a luxurious individual large double bedroom with private ensuite in a private 'student only' halls of residence. Sharing spacious communal Living/Dining Room and Kitchen.

The building has recently undergone extensive refurbishment (2020). Tenancy to commence 15th August 2024. EPC (64)

Tel 01252 733042

Email Farnham@winkworth.co.uk

99 West Street, Farnham, GU9 7EN

**Winkworth**

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**ACCOMMODATION**

- 14'4 x 13'10 Bedroom with King Size Bed
- EnSuite Bathroom
- Communal Lounge, Kitchen, Separate WC & Laundry Room
- Communal areas cleaned fortnightly
- Garden
- Private Parking.

**DESCRIPTION**

A stunning large double room (14'4 x 13'1) with King Size Bed, En Suite Bathroom, with shower over the bath, Communal Lounge, kitchen, Separate WC, Laundry, Cold Store. Garden and Parking.

Rooms within this student only building, which has recently undergone extensive refurbishment (2020) are extremely sought after. The property is located within walking distance of the university of The Creative Arts so to not miss out and be disappointed, please register your interest ASAP.

- 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 and Weekly Cleaner
- No pets
- 12 months fixed term
- Parking
- Video Tour/ Virtual viewings available



**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 an 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 are connected.

**LOCAL AUTHORITY**

Waverley Borough Council, Godalming. Council Tax Band A (student exemption may be available from council)

**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	