

LOCATION

Farnham is an historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and educational facilities.

Within the town is a train station providing direct access to London Waterloo in approximately an 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, Farnham. Council Tax Band D (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.



West Street, Surrey, GU9

£2,400 per month

A four bedroom apartment on the west side of Farnham Town Centre with kitchen and living room within walking distance of UCA. Ideal for a group of 4 students. EPC rating B (81). Available from 30th August 2024.

Tel 01252 733042

Email Farnham@winkworth.co.uk

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ACCOMMODATION

Fabulous town centre location just a short walk to UCA

Lots of character

Master Bedroom with Ensuite Shower Room,

Three Further Bedrooms,

Sitting Room,

Kitchen/Breakfast Room,

Family Bathroom

DESCRIPTION

A four bedroom apartment within easy walking distance of Farnham University of Creative Arts (0.2 mile, approx 3 min walk), ideal for a group of 4 sharers.

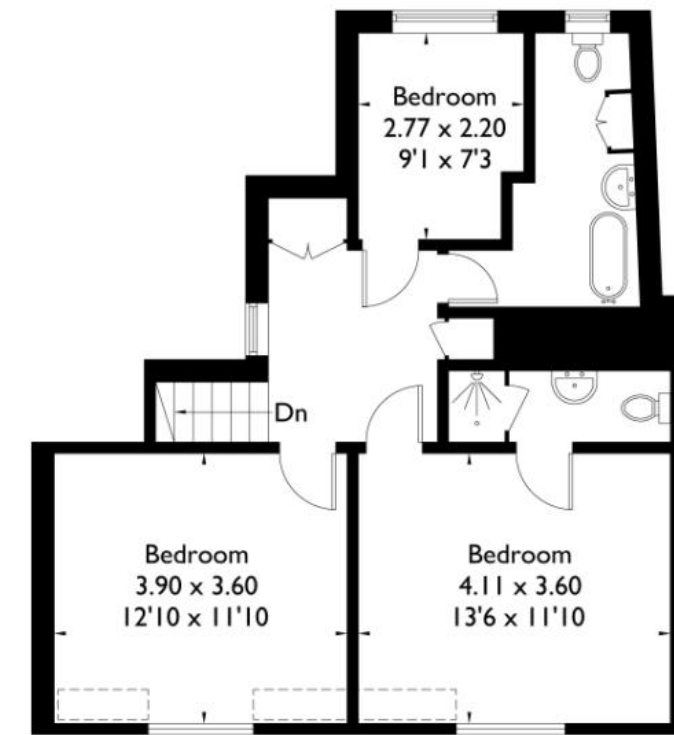
Neutrally decorated with lots of period character and exposed beams. Bedroom with ensuite shower room, three further bedrooms, bathroom. Communal areas include spacious living room and eat in kitchen.

- -Ideal for a group of four UCA students to rent as a whole.
- -All students need UK based Guarantors, to use a guarantor company, or will need to pay the year's rent in advance.
- -Within a strictly no smoking building.
- -Beds and cupboards provided in each bedroom. There is also a sofa in the communal space.
- -Tenants to pay for Utility Bills or use bill splitting service
- -No pets
- - 11 or 12 months fixed term
- -Video Tour/ Virtual viewings available



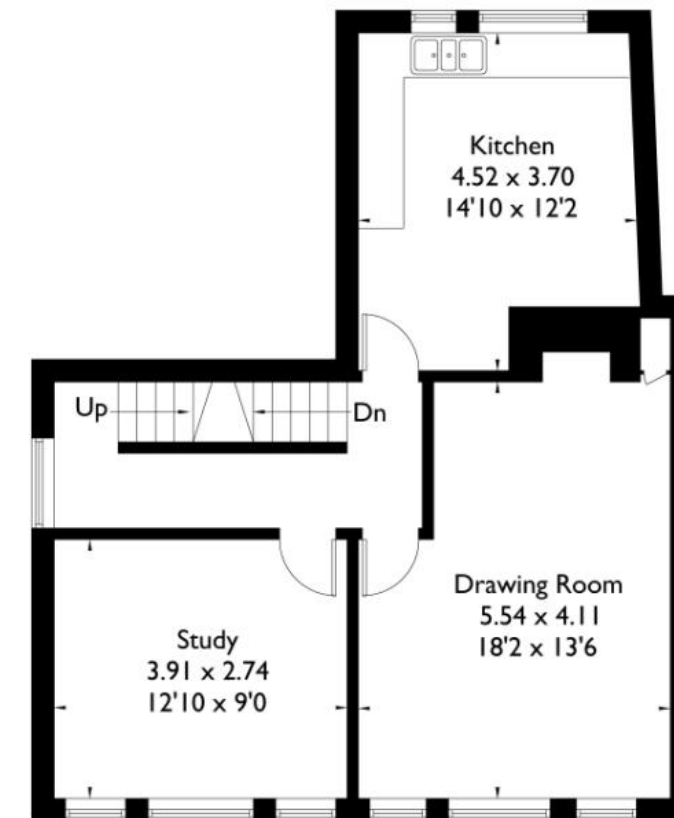
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area
119.5 sq m / 1286 sq ft



Second Floor

= Reduced headroom below 1.5m / 5'0



First Floor

Illustration for identification purposes only. Not to scale
Ref: 168548