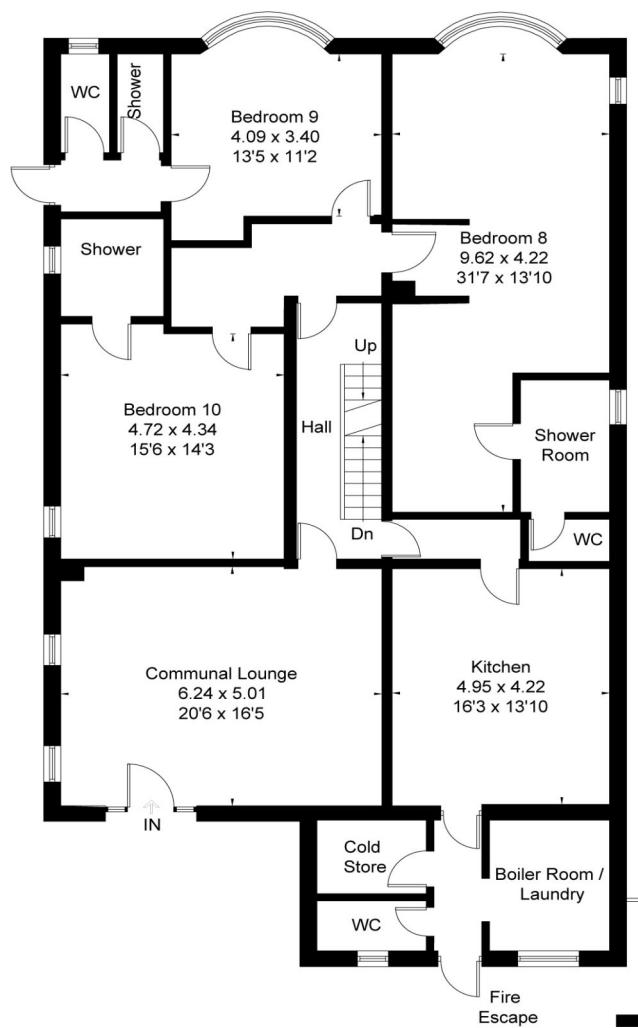


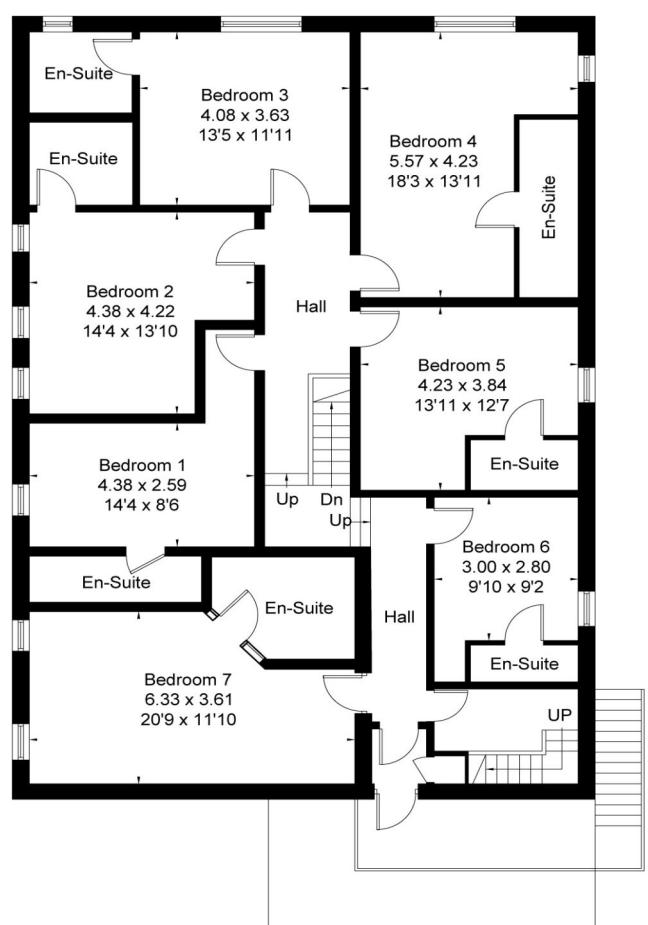
Approximate Floor Area = 356.9 sq m / 3842 sq ft

Basement = 18 sq m / 194 sq ft

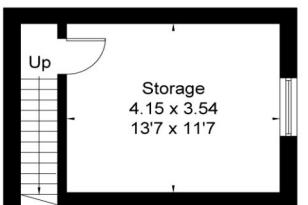
Total = 374.9 sq m / 4036 sq ft



Ground Floor



First Floor



Basement

Drawn for illustration and identification purposes only by [fourwalls-group.com](http://fourwalls-group.com) 251060

Tel 01252 733042

Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)

99 West Street, Farnham, GU9 7EN

Winkworth



**Firgrove Hill, Surrey, GU9**

**Guide Price £780 per month**

**UCA STUDENTS-** 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 21st July 2026.

**Tel 01252 733042**

Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)

99 West Street, Farnham, GU9 7EN

Winkworth



#### ACCOMMODATION

- Bedroom with Double Size Bed
- En Suite Bathroom

Communal Lounge, Kitchen, Separate WC & Laundry Room  
 Communal areas cleaned fortnightly  
 Garden  
 Private Parking.

#### DESCRIPTION

An amazing opportunity for a UCA students to rent a luxurious individual large double bedroom with king size 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).

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 use a Guarantor company such as HousingHand or RentGuarantor
- Within a strictly no smoking building.
- Beds and cupboards provided in each bedroom.
- Tenants to Contribute to Communal Utility Bills
- Parking
- Video Tour/ Virtual viewings available



the Art house



#### 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.

#### 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	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC