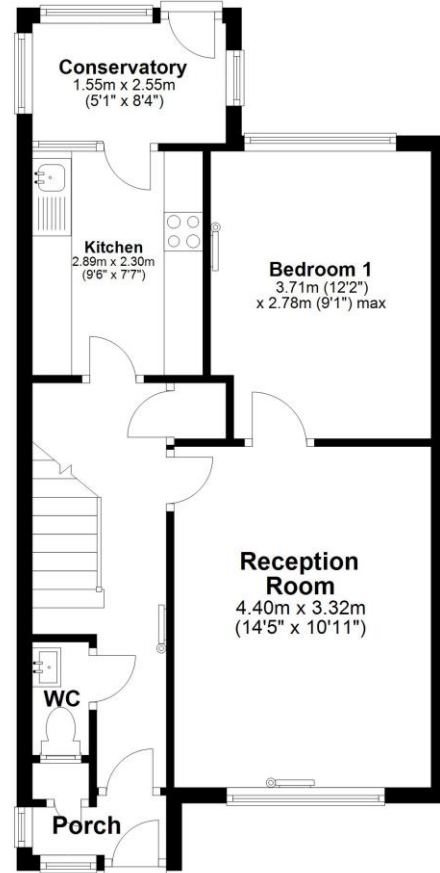


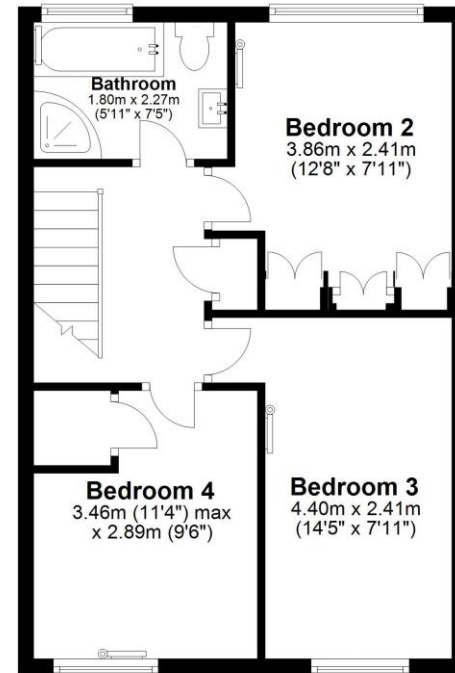
### Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



### First Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



Total area: approx. 93.4 sq. metres (1004.9 sq. feet)



## Brougham Place, Farnham, GU9

Guide Price £1,900 per month

UCA STUDENTS- A 4 double bedroom house with paved garden located in Upper Hale with bus service into Farnham. Available to a group of 4 students to rent as a joint tenancy from August 2022. EPC C

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

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**ACCOMMODATION**

4 BEDROOMS ENTRANCE HALL CLOAKROOM KITCHEN UTILITY ROOM LIVING ROOM BATHROOM PATIO GARDEN

**DESCRIPTION**

- Ideal for a group of four UCA students to rent as a whole.
- All students need UK based Guarantors or will need to pay the year's rent in advance.
- Within a strictly no smoking building.
- Double Beds, desks, chairs and cupboards provided in each bedroom. There is also several sofas in the communal space.
- Lockable storage in the garden which can house bicycles
- Tenants to Contribute to household communal Utility Bills
- No pets
- 12 months fixed term
- Residents Parking available for an annual fee
- Video Tour/ Virtual viewings available

**SERVICES:**

All mains services.  
Council Tax Band C



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>85</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | <b>53</b>               |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

**LOCATION**

Brougham Place is located within the Sandy Hill Estate in North Farnham approximately 1.8 miles walk from The University of Creative Arts. The Stagecoach No 4 bus route connects with central Farnham and is a short walk from the bus stop to UCA. There is a Tesco express is approximately 0.4 mile from the property.

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. Within the town is a train station providing direct access to London Waterloo in approximately the 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. There are also outdoor pursuits at Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and cycling.

**LOCAL AUTHORITY**

Waverley Borough Council, Godalming

**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.