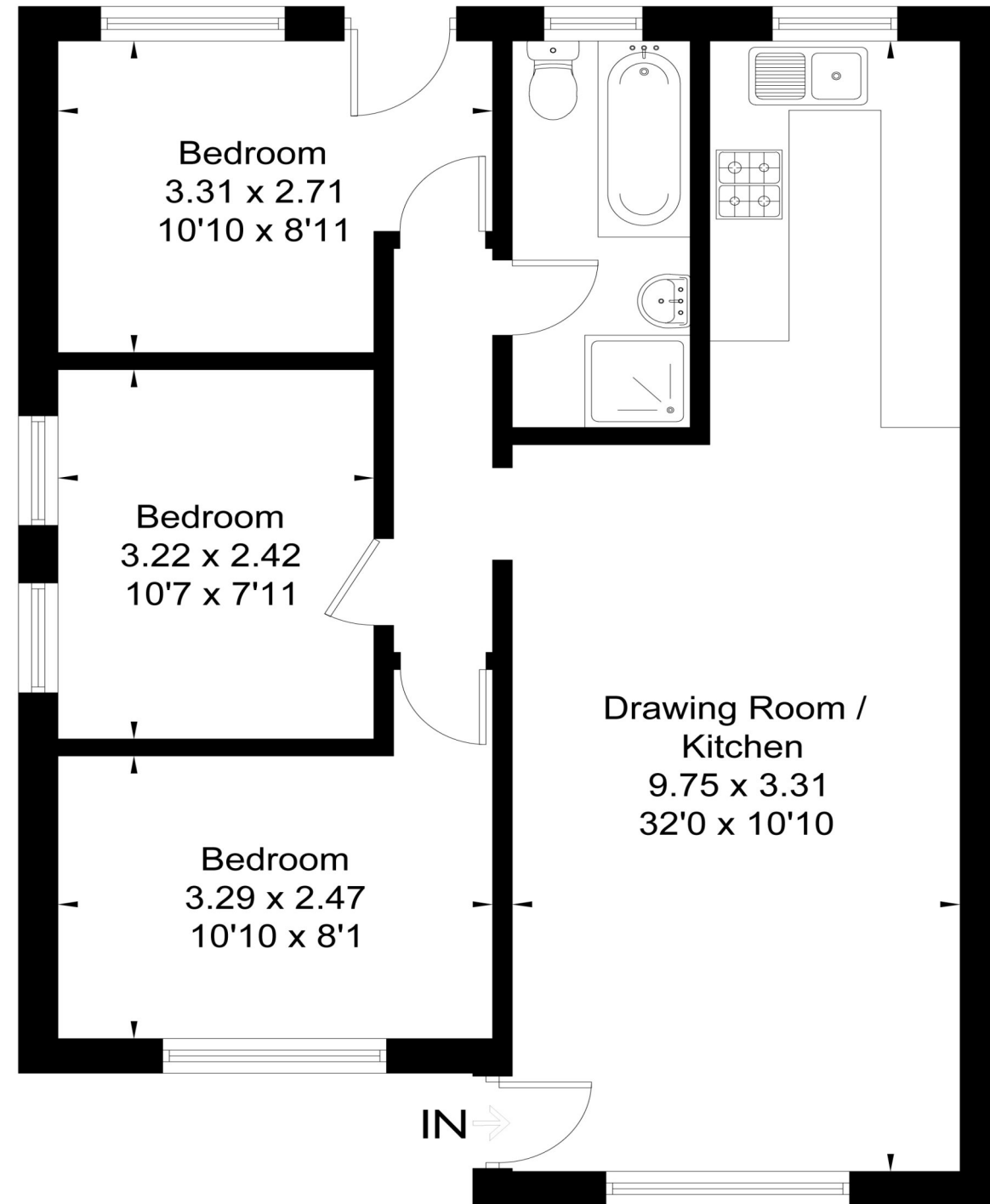


Approximate Area = 63.3 sq m / 681 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 276859

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

Winkworth

Independent proprietor: Tarrant Estate Agents Limited trading as Winkworth



Weydon Lane, Surrey, GU9

Guide Price £2,000 per month

A beautifully refurbished (2021) three bedroom ground floor apartment in this purpose built building ideal for a group of 3 UCA students with its own garden. The property is located exactly 1 mile's walk from the University of Creative Arts making the property ideal for students. Tenancy start date 26th August 2026.

EPC Rating E (44)
Tel 01252 733042

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ACCOMMODATION

3 Bedroom (Beds and cupboards provided in each bedroom)

Kitchen/Living Room

Shower Room and WC

Garden and Garage

Located within 1 mile walk from the University of Creative Arts.

Anti-mould technology, including Humidistat extractor fans

Self-setting thermostats for each bedroom

All students need either UK based Guarantors, or to use a professional guarantee company

Tenants responsible for paying utility Bills

No smoking

DESCRIPTION

A beautifully refurbished (2021) three-bedroom ground floor flat with underfloor heating, ideal for a group of 3 students from UCA, in this purpose-built building with it's own garden and off-street parking. The property is located exactly 1 mile from UCA.

The property has recently undergone a program of refurbishments (2021), with it being completely redecorated, new kitchen, new floor coverings throughout, new gas central heating system with underfloor heating, rewired with all new electrical fitments, new bathroom with separate shower and new windows and doors. Anti-mould technology, including individual Humidistat extractor fans on timers in each bedroom. 24 hour Humidistat extractor fan in Living Room and Kitchen. Humidistat extractors are automatic ventilation fans that detect high moisture levels and extract it from the property to prevent mould, damp, and condensation.

There is a private garden that is laid to lawn.

LOCATION

The property is situated in a private block of purpose built maisonettes and flats. It is exactly a 1 mile walk from the University of Creative Arts making the property ideal for students. The Number 17 and 18 bus routes stop on the road, giving access, to Farnham central and railway station, Aldershot, Kingsley, Grayshott, Haslemere, Bordon, Rowledge etc. 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 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.

Please note the owner of this property is owned by a Director of Winkworth Farnham.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

SERVICES

All mains services are connected

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band C (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.