

On the second floor there are two double bedrooms with newly fitted windows, a shower room and a WC.

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.

SERVICES

All mains services are connected

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band C. Student exemptions 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.



Weydon Lane, Surrey, GU9

£1,600 per month

A recently refurbished 3-bedroom maisonette in this purpose built building ideal for a group of 3 UCA students with its own garden, garage and off street parking. The property is located exactly 1 mile's walk from the University of Creative Arts making the property ideal for students. Tenancy start date 5th July 2024. EPC Rating C (74)

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ACCOMMODATION

3 Bedrooms Kitchen/Living Room Family Shower Room
Separate Cloakroom Garden Garage Off Street Parking

- Ideal for an individual UCA student to rent/ group of three 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.
- Beds and cupboards provided in each bedroom. There is also a sofa and dining table in the communal space.
- Tenants to Contribute to Communal Utility Bills
- No pets
- 12 months fixed term
- Garage/Off street parking
- Video Tour/ Virtual viewings available



DESCRIPTION

The property has recently undergone a program of refurbishments (2019), with it being completely redecorated, new kitchen, new floor coverings throughout, new gas central heating system, completely rewired with all new electrical fitments, new shower and new windows and front door.

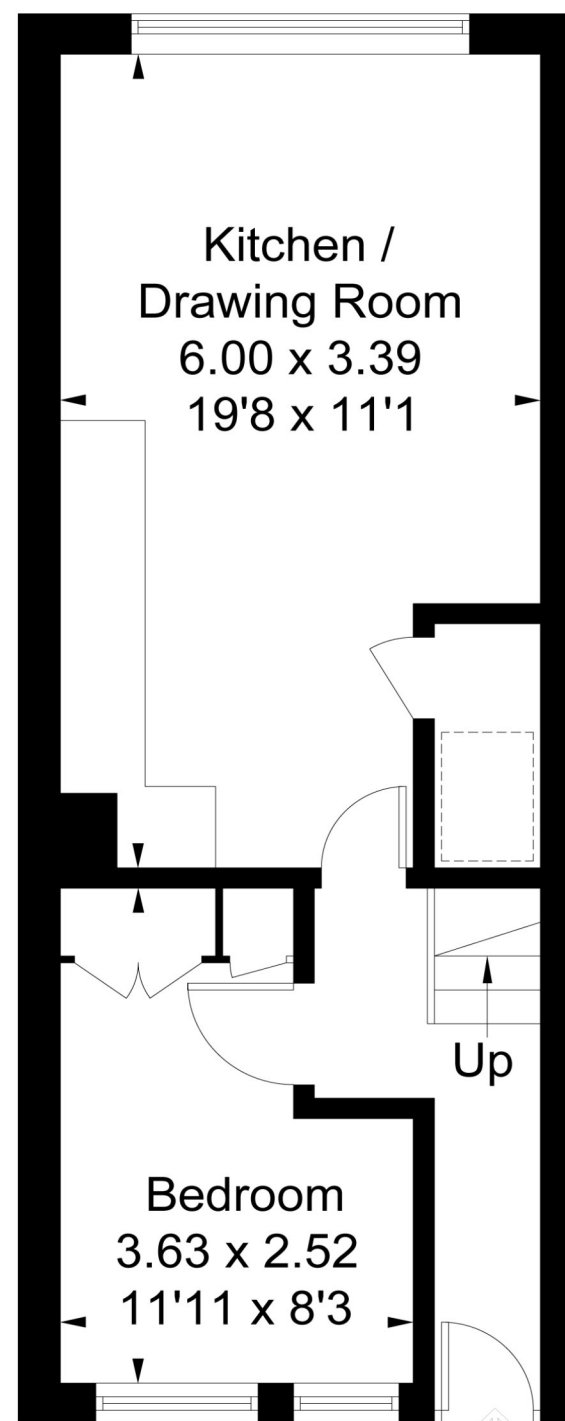
Stairs lead up to the 1st floor front door. From entering the flat there is a hallway with doors leading to the second floor, a door to a bedroom with fitted cupboards and windows and a door to the kitchen / family room. To one end there is a newly fitted kitchen with induction hobs, electric oven and filter hood, sink with drainer, washing machine and fridge/ freezer. To the other is a reception/ living area with a new fitted window.

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		72	80
EU Directive 2002/91/EC			

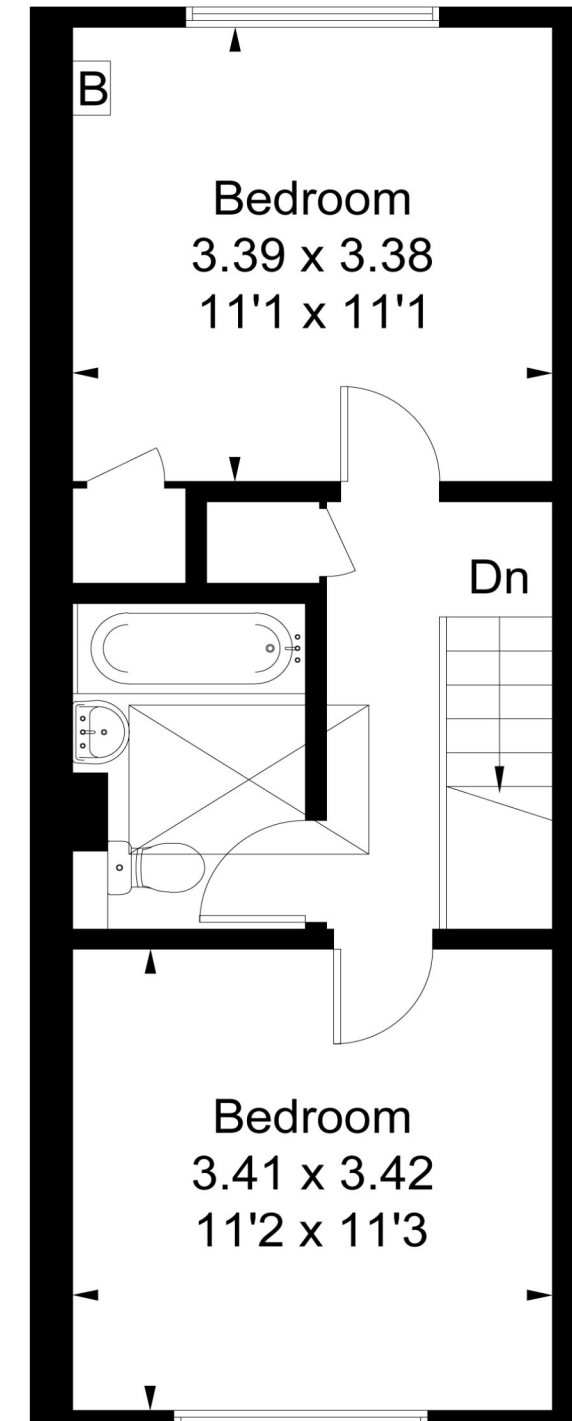
Approximate IPMS2 Floor Area = 67.3 sq m / 724 sq ft
Limited Use Area = 1.5 sq m / 16 sq ft
Total = 68.8 sq m / 740 sq ft



= Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 226952