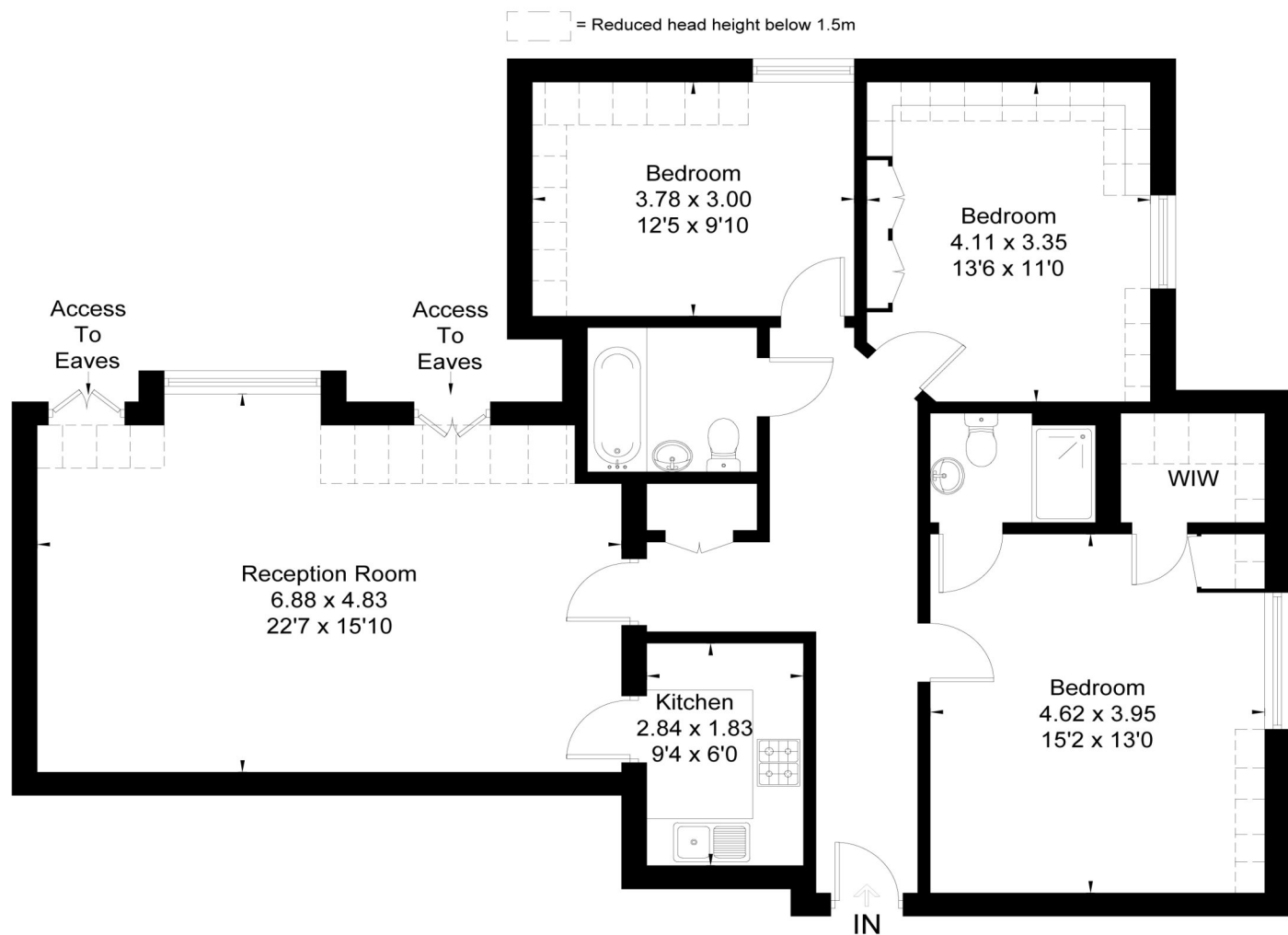


Approximate Floor Area = 107.3 sq m / 1156 sq ft



Drawn for illustration and identification purposes only by @fourwalls-group.com #99647

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

Winkworth

Independent proprietor: Tarrant Estate Agents Limited trading as Winkworth



School Lane, Farnham, Surrey, GU10

Guide Price £2,000 per month

A charming first floor three bedroom apartment in an exceptional South Farnham location close to South Farnham infant school, the Bourne Green recreational area, convenience store, pharmacy and pub. Available 10th November 25 Unfurnished. EPC E

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ACCOMMODATION

Superb South Farnham/ Lower Bourne location
First Floor apartment
3 double bedrooms
2 Bathrooms
2 allocated parking spaces
Close to infant school, shop and leisure amenities

DESCRIPTION

Built in 2007 by Clarence Country Homes, this modern and well-presented first floor apartment is located in a prime residential South Farnham area. There is a spacious open plan living room / dining room with wood floors. Built into the eaves gives the apartment a loft style feel. The kitchen features black granite worktops, a range of fitted base and wall units and includes an oven, hob, dishwasher, washing machine and fridge/freezer. The principal bedroom benefits from fitted wardrobes and an en-suite shower room. There are also two further bedrooms also with fitted cupboards and share a fitted family bathroom. Outside, the property has communal gardens and two allocated parking spaces.

LOCATION

The property is situated in this prime, very popular and thriving area of Lower Bourne which is located to the South of Farnham. There are local amenities in The Bourne including two public houses, local shop, chemist, doctors’ surgery, vet and village recreation ground with tennis courts, cricket and coffee shop. The nearby Bourne Club offers tennis and leisure facilities and there is a David Lloyd gym in Farnham plus outdoor pursuits at Alice Holt Forestry Commission, The Bourne Woods and Frensham common/Ponds including walking, running, fishing, riding, sailing and biking. The apartment is conveniently located to access many of the area’s highly regarded government and private schools including the outstanding South Farnham infant and juniors, the high performing Weydon Secondary School and an excellent choice of private schools including, Frensham Heights, More House and Edgeborough Prep School. Lower Bourne also benefits from two pre-school nurseries. The property is ideally placed to gain access to the centre of Farnham with its wide range of amenities as well as the railway station. There are train services to London Waterloo within approximately an hour. Access to the M3 can be gained via the A331 and the A3 can be joined at Guildford via the A31.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.