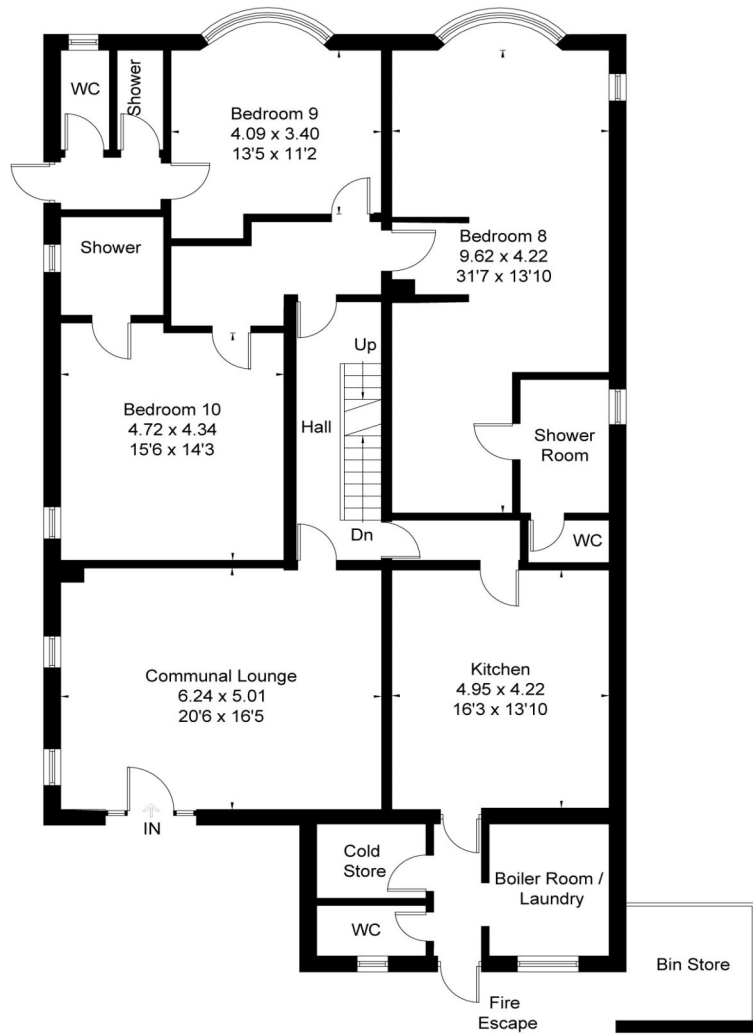
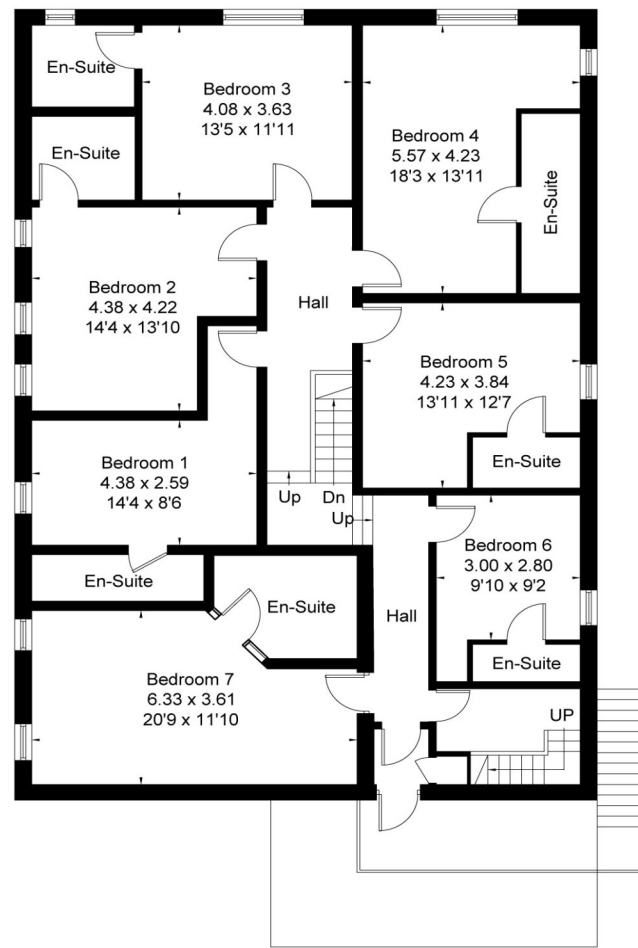


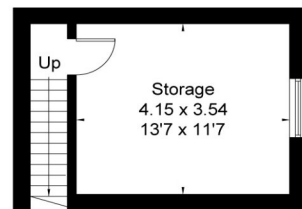
Approximate Floor Area = 356.9 sq m / 3842 sq ft  
 Basement = 18 sq m / 194 sq ft  
 Total = 374.9 sq m / 4036 sq ft



Ground Floor



First Floor



Basement

Drawn for illustration and identification purposes only by fourwalls-group.com 251060

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

**Winkworth**



## Firgrove Hill, GU9

Guide Price £690 per month

A stunning large double (15'6 x 13'4) private room (Room 10) within a student only property, with private ensuite shower room approximately 0.8 mile of the University of Creative Arts. Communal Living/Dining Room and Kitchen.

The building has undergone extensive refurbishment (2020). Tenancy start date 15th August 2024. Video  
 Tel 01252 733042  
 Email Farnham@winkworth.co.uk  
 99 West Street, Farnham, GU9 7EN

**Winkworth**





**ACCOMMODATION**

- 15'6 x 14'3 Bedroom with Double Bed
- Ensuite Shower Room
- Communal Lounge, Kitchen, Separate WC & Laundry Room
- Communal areas cleaned fortnightly
- Garden
- Private Parking.

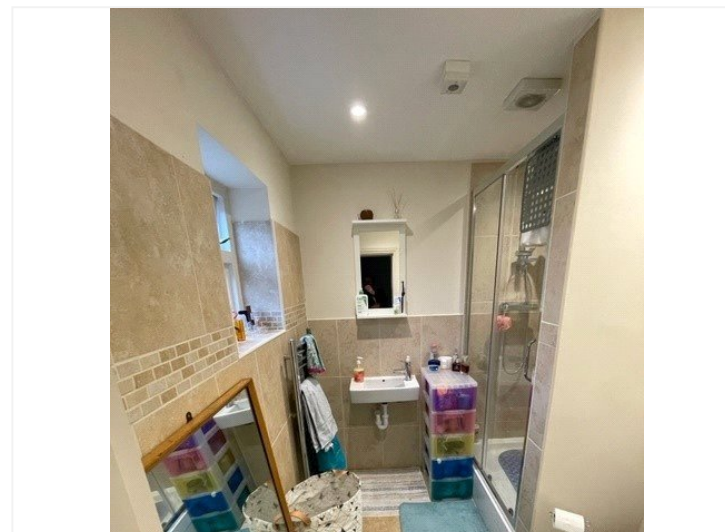
**DESCRIPTION**

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 pay the year's rent in advance.
- Within a strictly no smoking building.
- Bed, cupboard, fridge, chair.
- Tenants to Contribute to Communal Utility Bills/Weekly Cleaner
- No pets
- 12 months fixed term
- Parking
- Video Tour/ Virtual viewings available

**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 Art house

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

**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 | 64                      | 75        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |