



Firgrove Hill, Farnham, GU9

Guide Price £1,300 per month

An opportunity for two UCA students to rent a self-contained two bedroom flat above 'The Art House' private Halls of Residence located approximately 0.8 mile from UCA.

Tenancy to Commence 15th August 2024.

Tel 01252 733042

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

Independent proprietor: Tarrant Estate Agents Limited trading as Winkworth

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ACCOMMODATION

- Two Good Size Bedrooms
- Living Room with Kitchen area
- Bathroom with Shower
- Study Area
- Private Parking
- Approximately 0.8 mile from The University of Creative Arts.

DESCRIPTION

A luxury two bedroom property with living room/ kitchen benefitting from a fridge, a washing machine, oven and hob, table and chairs. The property further benefits from a private bathroom with shower and two good sized bedrooms. Of particular note is the separate study area. The property is approximately 0.8 mile from The University of Creative Arts. Available for tenancy on 15th August 2024.

Ideal for a group of two 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, cupboards provided in each bedroom.
 Sofa seen in photographs has been replaced with a grey one.
 Tenants to Contribute to Communal Utility Bills
 No pets
 12 months fixed term
 Private Parking
 Video Tour/ Virtual viewings available



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	

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 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. Council Tax Band A

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.