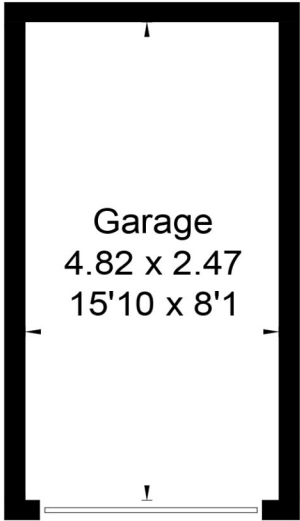
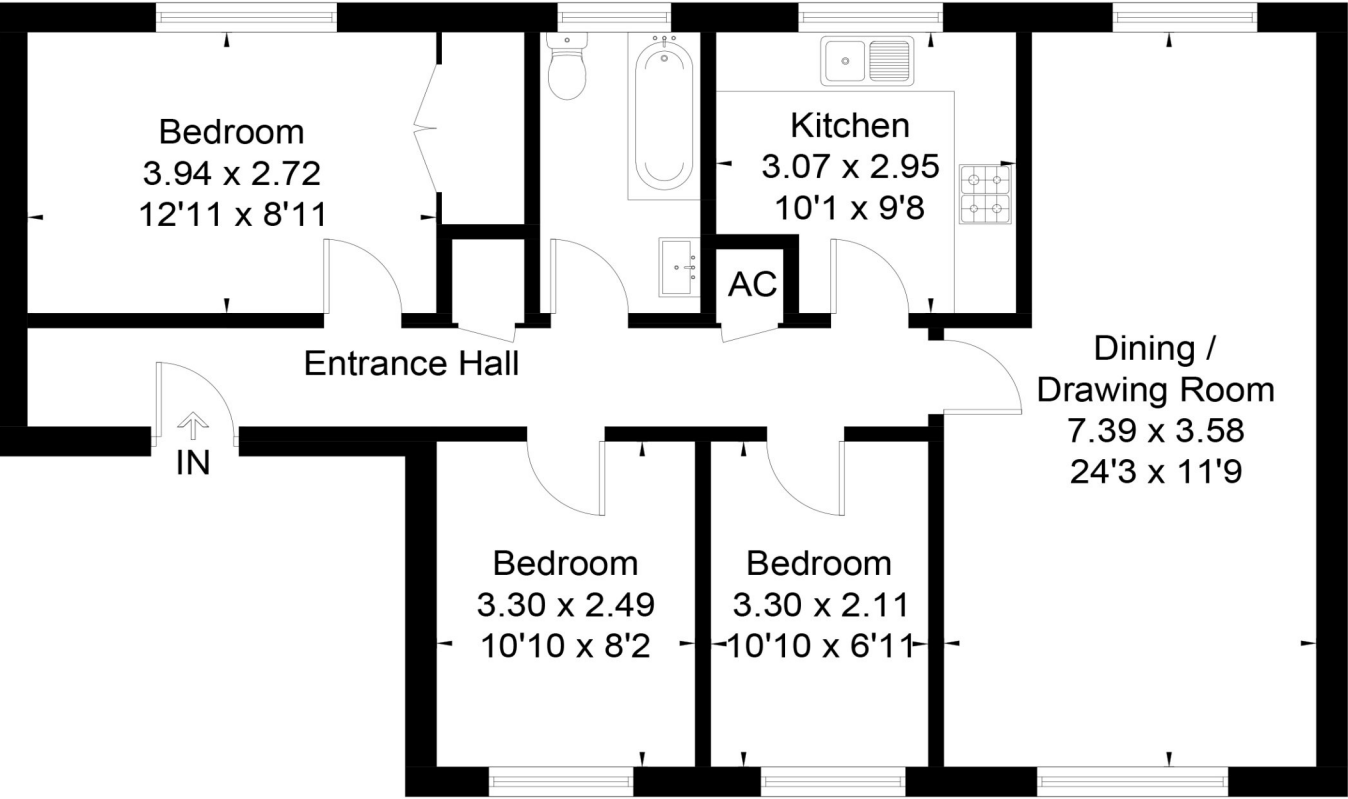


Approximate Floor Area = 81.0 sq m / 872 sq ft
Garage= 12.0 sq m / 129 sq ft
Total = 93.0 sq m / 1001 sq ft



(Not Shown In Actual Location / Orientation)



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #100371

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



Independent proprietor: Tarrant Estate Agents Limited trading as Winkworth



Greenhill Road, Surrey, GU9

Guide Price £1,700 per month

A wonderful opportunity to rent a spacious three-bedroom apartment with off street parking, garage and communal gardens in this prestigious South Farnham location. The apartment will have new carpets throughout and is an easy walk to popular schools, convenience store, railway station and leisure amenities. Available December 25. Unfurnished.
Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN



ACCOMMODATION

- Three bedrooms
- Spacious Living Accommodation
- Prestigious Great Austins location
- First Floor
- Garage and off street parking
- Well maintained Communal Gardens
- Walking Distance to Farnham town and station

DESCRIPTION

This fabulous three-bedroom apartment is located in one of Farnham's most prestigious areas and walking distance to well-regarded schools, station, shops, sports facilities and a lovely walk to the Spotted Cow pub.

Offering dual aspect views over the lovely communal grounds, the generous accommodation offers three bedrooms, bathroom, open plan living and dining room and a kitchen with included appliances. The flat is being repainted and having new carpets fitted throughout.

OUTSIDE

The flat benefits from well-maintained communal gardens, a single garage within a block and off-street parking.

SERVICES

All mains services connected.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band E



LOCATION

The property is situated in this prime South Farnham location approximately 0.6 mile from the railway station within a conservation area. The prestigious Great Austins area is ideally placed for somebody wishing to commute to London on a daily basis via railway or road. The train station is approx. 0.8m. Extensive cultural, educational and shopping amenities can be found within the town centre of this historic, former market town of Farnham which is renowned for its attractive Georgian architecture and wide principal streets. A Tesco Express, butchers, bakers and wine shop are within easy walk.

Farnham is well served by its excellent state and private schools including South Farnham school, Edgeborough, Frensham Heights, More House, St Polycarp's and Weydon Secondary School, all rated by Ofsted as outstanding. The sports facilities of The Bourne Club are within walking distance with the David Lloyd Club within a short drive. Hankley, Hindhead and Farnham Golf Courses are all within 10 miles of the property and there are large areas of countryside and National Trust land in the surrounding areas, including Frensham Ponds, The Bourne Woods, Alice Holt Forestry Commission and Hankley common, ideal for a wide variety of outdoor pursuits including sailing at Frensham Great Pond.

Farnham lies on the A31 which enables access to Guildford and the A3 to the east and Winchester and Alton to the west whilst the M3 can be accessed to the north via the A331 dual carriageway.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		