
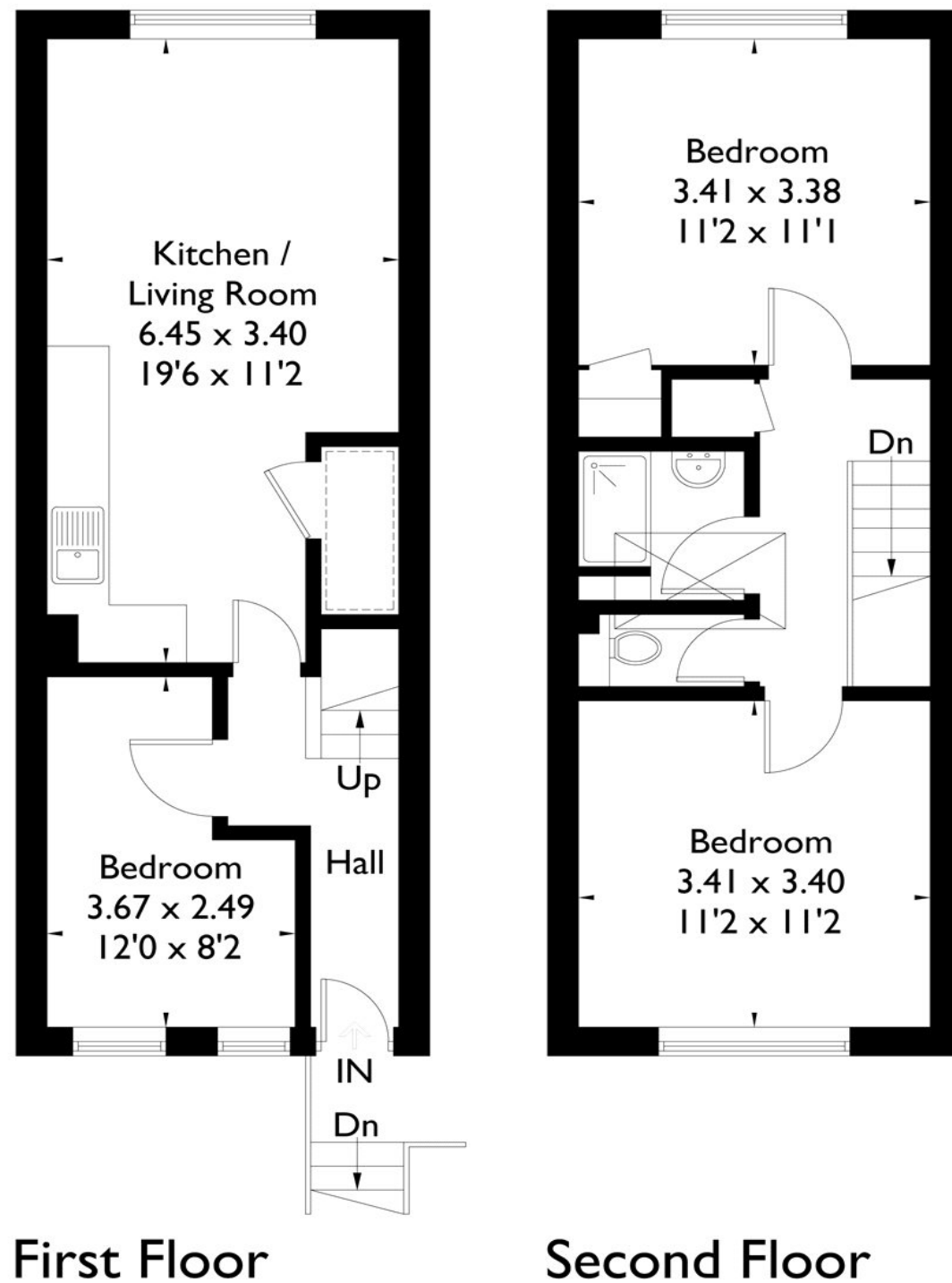


Approximate Gross Internal Area = 70.1 sq m / 754 sq ft



 = Reduced headroom below 1.5m / 5'0



FLOORPLANZ © 2018 0203 9056099 Ref: 211638

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

**Winkworth**

Independent proprietor: Tarrant Estate Agents Limited trading as Winkworth



**Weydon Lane, Surrey, GU9**

**Guide Price £1,600 per month**

A recently refurbished 3 bedroom maisonette in this purpose built block with it's 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 a group of three students. Tenancy to commence 11th August 2024. EPC Rating C (74)

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**ACCOMMODATION**

3 Bedrooms, Kitchen/Living Room, Family Shower Room, Separate Cloakroom, Garden, Garage.

- -Ideal for a 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
- -11 or 12 months fixed term available



**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.

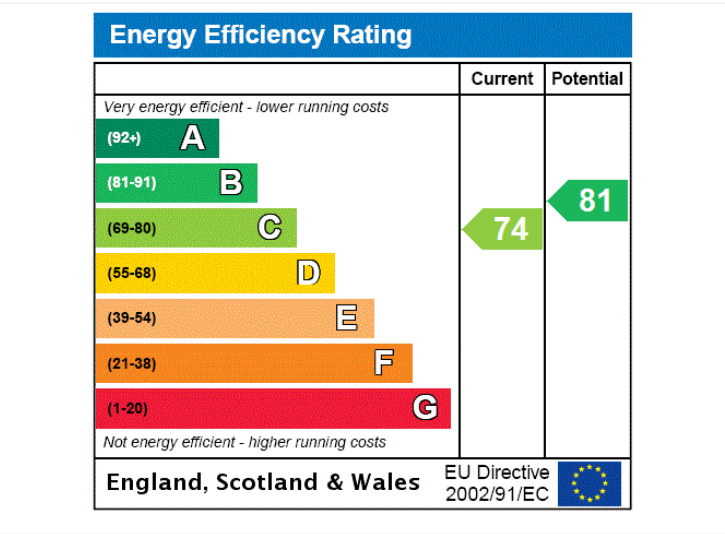
- -Video Tour/ Virtual viewings available

**DESCRIPTION**

A recently refurbished 3 bedroom maisonette in this purpose built building with it's own garden, garage and off street parking.

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.

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



**SERVICES**

All mains services are connected

**LOCAL AUTHORITY**

Waverley Borough Council, Godalming. Council Tax Band C (exemptions for students available from council)

**DISCLAIMER**

Please note the owner of this property is owned by a Director of Winkworth Farnham. 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.