
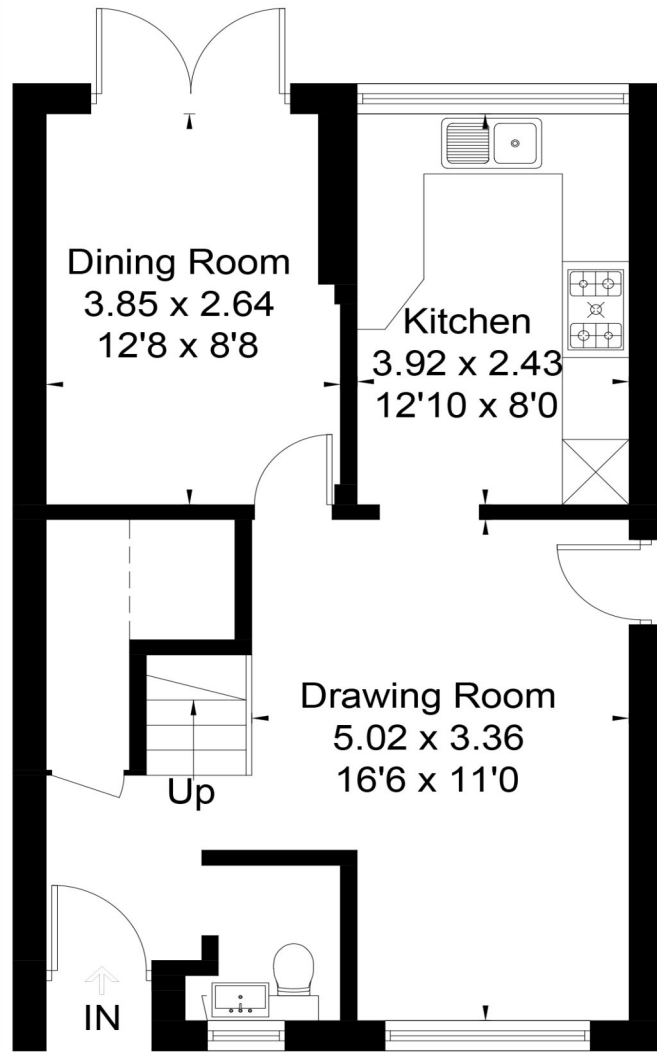
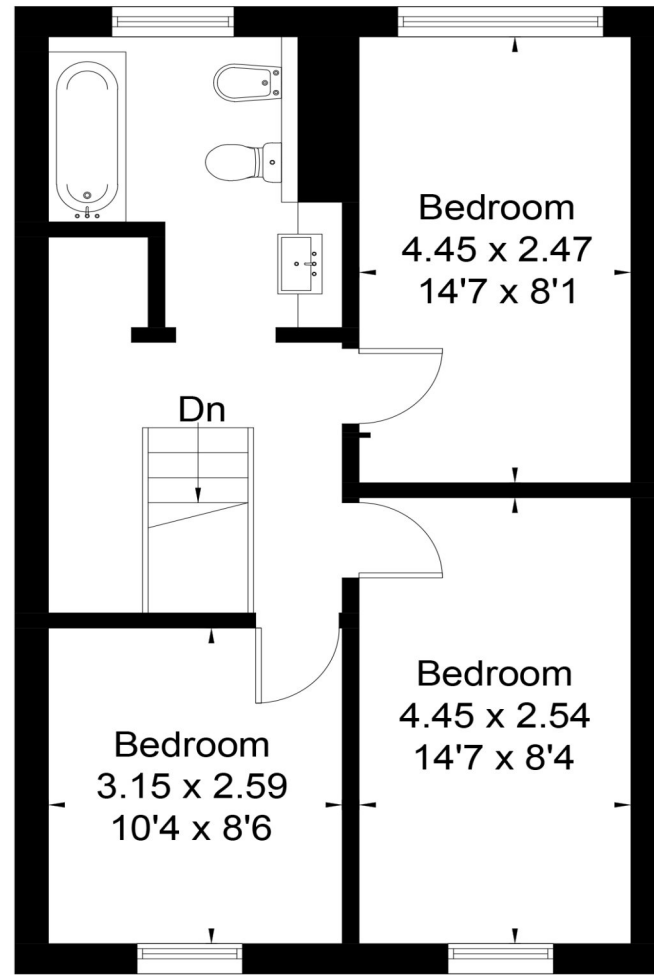


Approximate Area = 95.4 sq m / 1027 sq ft  
Including Limited Use Area (1.9 sq m / 20 sq ft)

 = Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 260352

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

**Winkworth**



## The Chantrys, Surrey, GU9

Guide Price £2,350 per month

A beautifully refurbished 4 bedroom house for UCA students to rent, located in this highly favoured location walking distance to the university. Available 27th June 2024. EPC C

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**Winkworth**



## ACCOMMODATION

High standard of presentation

4 Double Bedrooms

Bathroom, Shower and Cloakroom!

Ring Doorbell

Close to UCA

## DESCRIPTION

- -Ideal for a group of four 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.
  - -Double Beds and cupboards provided in each bedroom.
- There is also two sofas, a dining table and chairs in the communal space.
- -Tenants to Contribute to Communal Utility Bills
  - -No pets
  - -12 or 13 months fixed term
  - -Residents Parking
  - -Video Tour/ Virtual viewings available

## LOCATION

The property is conveniently located within 0.6 miles from the University of Creative Arts approximately 12 minutes walk away from both the campus and Farnham town centre and the train station providing direct access to London Waterloo in approximately the hour. Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities.

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. There are also outdoor pursuits at nearby Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and biking.



## SERVICES

All mains connected

## LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band C (student exemption available from council)

## 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+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	