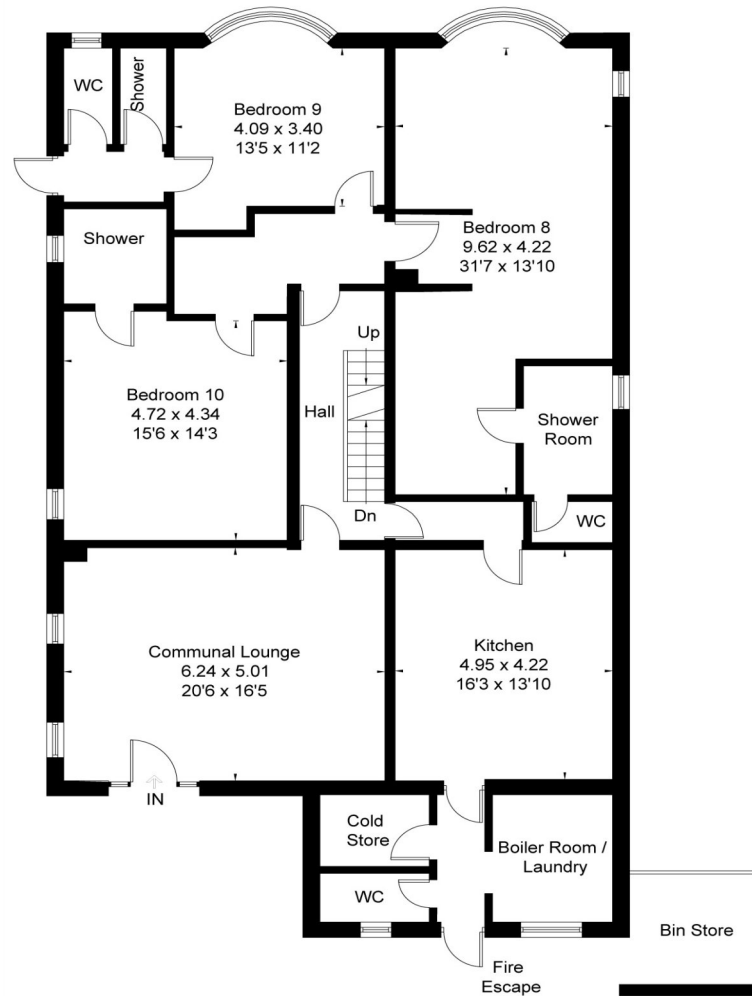
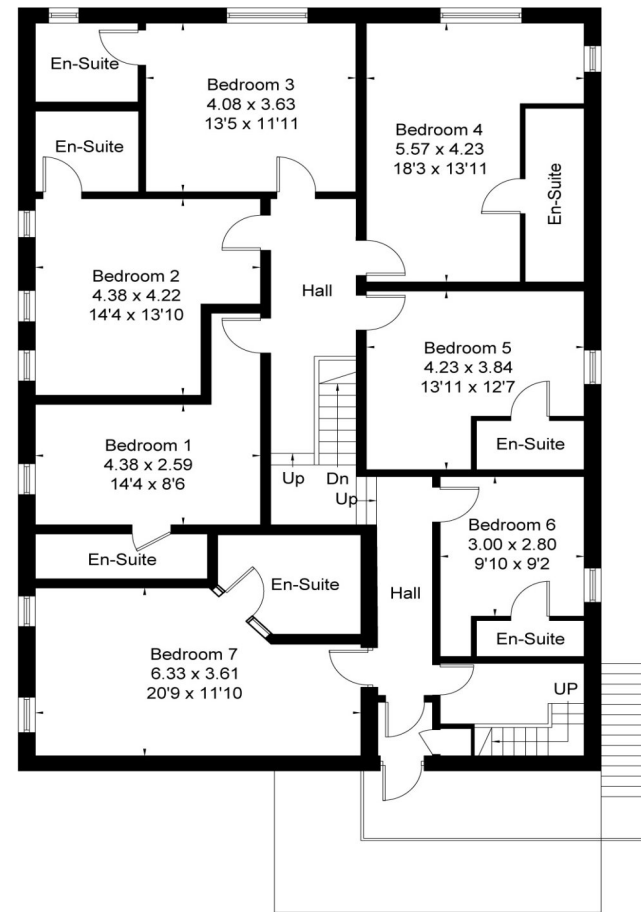


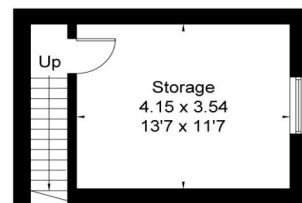
Approximate Floor Area = 356.9 sq m / 3842 sq ft  
 Basement = 18 sq m / 194 sq ft  
 Total = 374.9 sq m / 4036 sq ft



Ground Floor



First Floor



Basement

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



## FIRGROVE HILL, FARNHAM GU9

Guide Price £800 per month

A fantastic opportunity to let this luxurious large (18'3" x 13'11") private double room within a student only property, boasting a four poster king size bed. Communal Kitchen and Living room, located 0.8 mile from the University of Creative Arts. The building has undergone extensive refurbishment (2020). Tenancy start date 21st August 2026.

Tel 01252 733042

Email Farnham@winkworth.co.uk

99 West Street, Farnham, GU9 7EN

**Winkworth**

**Winkworth**



ACCOMMODATION

18'3 x 13'11 Bedroom with Double Aspect  
En suite Bathroom  
King Size Bed  
Communal Lounge, Kitchen, Guest WC, Laundry Room  
Communal areas cleaned fortnightly  
Communal Garden  
Off street Parking.

DESCRIPTION

A fantastic opportunity to let this luxurious large (18'3 x 13'11) private double room within a student only property. The double aspect room features a private En Suite Shower room, King size Four Poster bed, Communal Lounge, kitchen, Separate WC, Laundry Room. Garden and Private Parking.

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 use a Guarantor company like RentGuarantor or HousingHand  
Within a strictly no smoking building.  
Beds and cupboards provided in each bedroom.  
Tenants to Contribute to Communal Utility Bills  
Fortnightly cleaner for communal areas  
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 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 (student exemption may be 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+) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC

