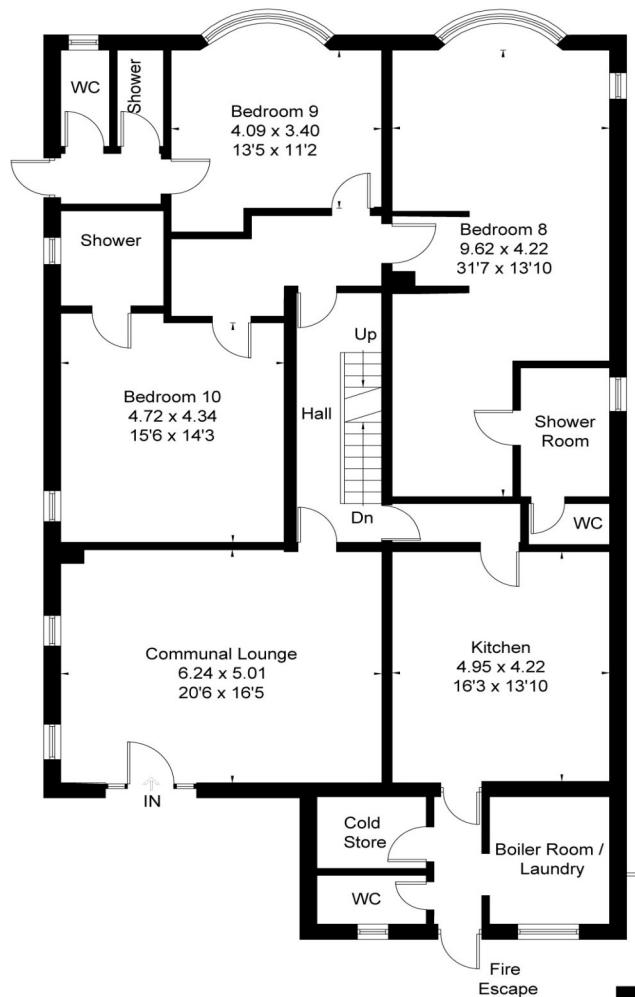


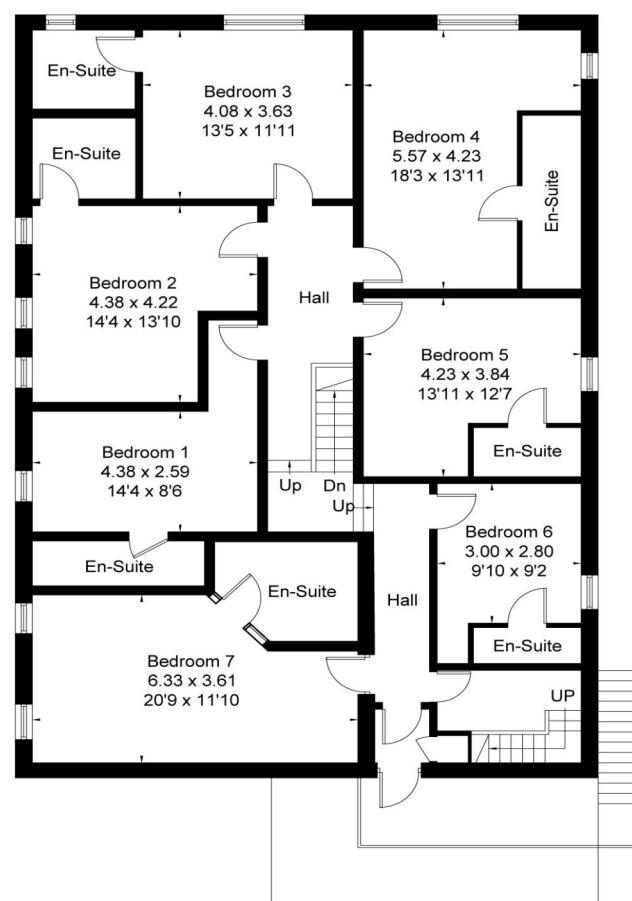
Approximate Floor Area = 356.9 sq m / 3842 sq ft

Basement = 18 sq m / 194 sq ft

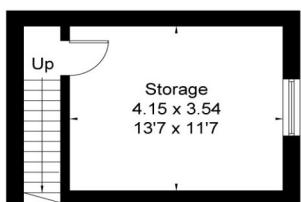
Total = 374.9 sq m / 4036 sq ft



Ground Floor



First Floor



Basement

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

Tel 01252 733042

Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)

99 West Street, Farnham, GU9 7EN

Winkworth



## 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](mailto:Farnham@winkworth.co.uk)

99 West Street, Farnham, GU9 7EN

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.

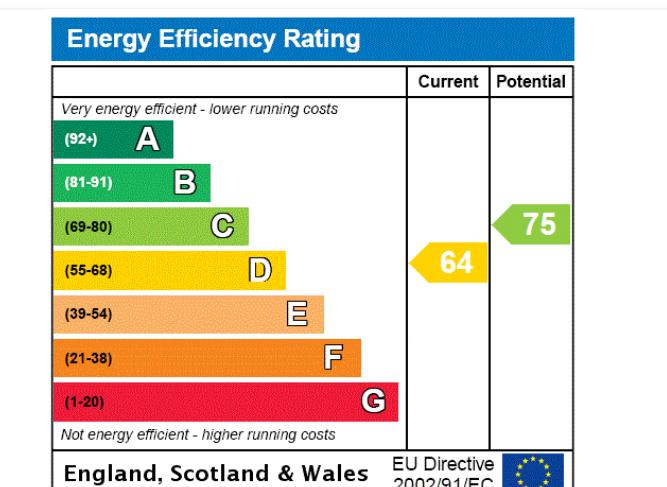
Beds and cupboards provided in each bedroom.

Tenants to Contribute to Communal Utility Bills

Fortnightly cleaner for communal areas

Parking

Video Tour/ Virtual viewings available



## 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.