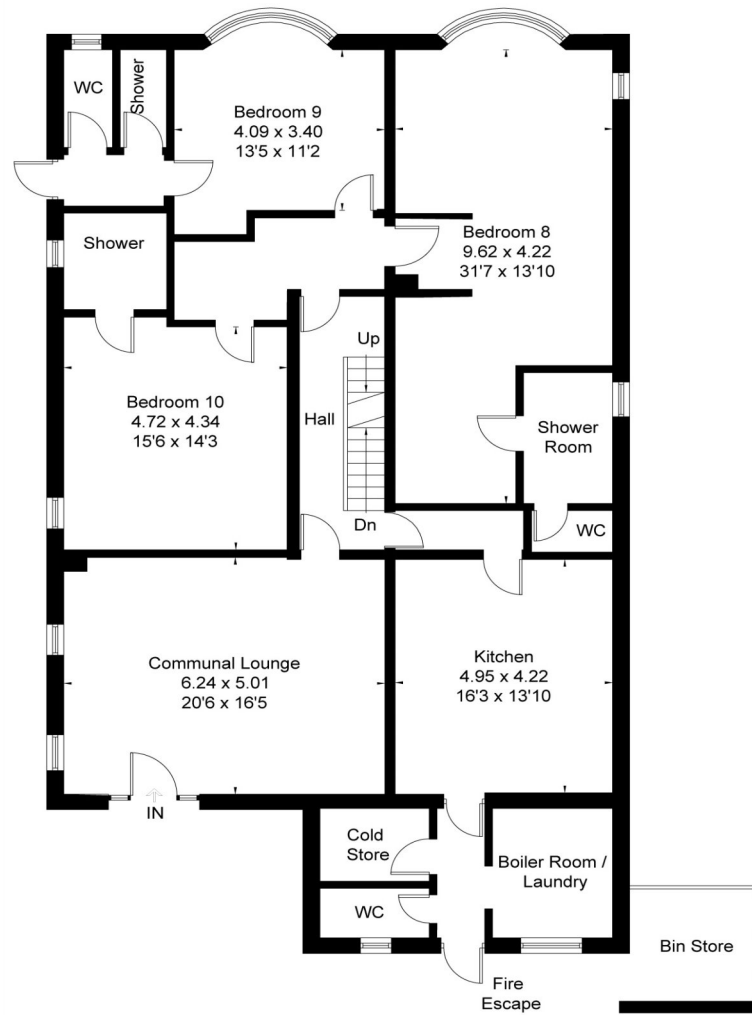
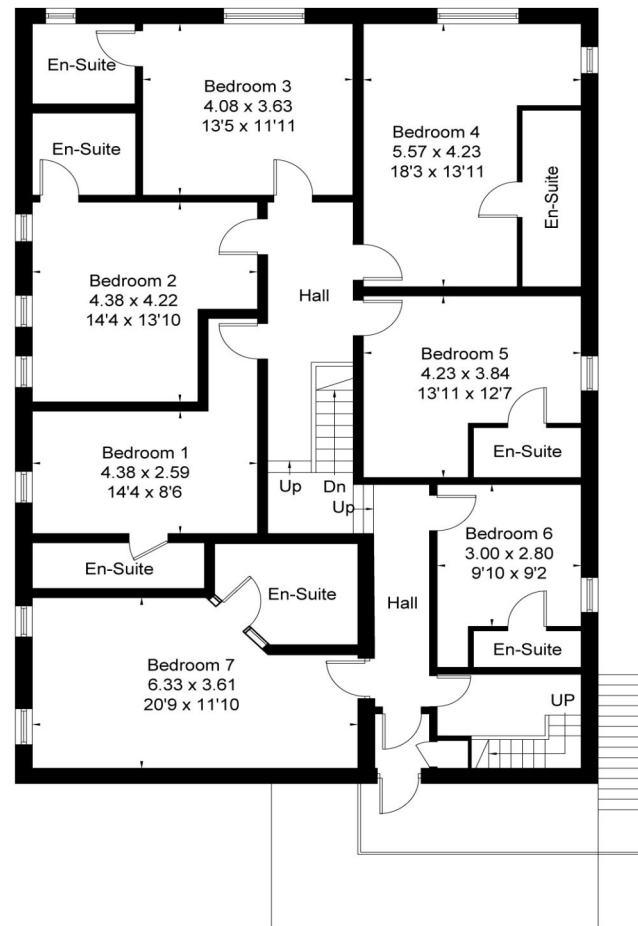


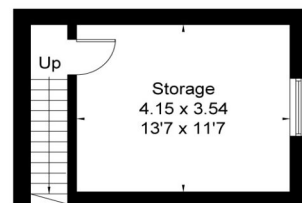
Approximate Floor Area = 356.9 sq m / 3842 sq ft
 Basement = 18 sq m / 194 sq ft
 Total = 374.9 sq m / 4036 sq ft



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
 99 West Street, Farnham, GU9 7EN

Winkworth

Independent proprietor: Tarrant Estate Agents Limited trading as Winkworth



Firgrove Hill, GU9

Guide Price £690 per month

An exciting opportunity for a student to rent this extremely impressive 20'9 x 11'10 Sized private room (Room 7) which boasts a stunning Super King Size Bed with En suite Bathroom. The building has recently undergone extensive refurbishment (2020). Tenancy start date 15th August 2024. Video Tour/ Virtual viewings available.

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Winkworth



ACCOMMODATION

- 20'9 x 11'10 Sized Bedroom
- En suite Bathroom
- King Size Bed
- Communal Lounge, Kitchen, Guest WC, Laundry Room
- Communal areas professionally cleaned fortnightly
- Communal Garden
- Off street Parking.

DESCRIPTION

A fantastic opportunity for a UCA student to let this luxurious large (20'9 x 11'10) private double room within a student only property, The double aspect room features a private En Suite Shower room, Super King size bed, Communal Lounge, kitchen, Separate WC, Laundry Room. Garden and Private Parking.The property is conveniently located within walking distance (0.8 mile) of the University of Creative Arts.

Ideal for an individual UCA student to rent.
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.
Tenants to Contribute to Communal Utility Bills
No pets
12 months fixed term
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

To not miss out and be disappointed, please register your interest ASAP.

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		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	