



## Farnborough Road, GU9

Guide Price £895 per month

A fabulous spacious self-contained studio apartment within a period building. The flat has beautiful high ceilings and neutral presentation. Available now. EPC D

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**ACCOMMODATION**

- SPACIOUS SELF CONTAINED ACCOMMODATION
- PERIOD CHARACTER FEATURES
- BED/ LIVING ROOM
- KITCHEN AREA
- SHOWER ROOM
- ELECTRICAL EV CHARGING POINT
- BIKE RACK
- COMMUNAL PATIO
- PRE WIRED FOR HIGH SPEED INTERNET
- BUS STOP AND SHOP NEARBY

**DESCRIPTION**

A fabulous spacious self-contained ground floor apartment within a period building. The flat has beautiful high ceilings and neutral presentation. Available now. EPC D

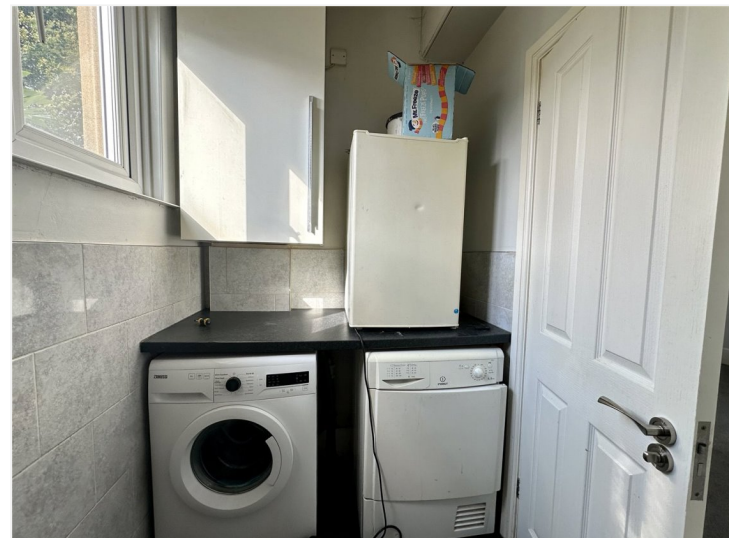
The living and sleeping accommodation has a broken plan layout with a breakfast bar separating living and sleeping areas. Large windows keep the room bright and airy and provide views over the garden. A modern white kitchen is fully fitted with large appliances including oven and fridge. The Shower Room has a utility area to one end with washing machine, tumble dryer and freezer. A white fitted suite includes a wide walk in shower.

**OUTSIDE**

There is a communal patio garden, bike rack, parking and electrical charging point.

**SERVICES**

- All mains services connected
- Independent Gas Central Heating
- Pre-wired for high speed internet access



**LOCATION**

Located on the outskirts of Farnham; the property is surrounded within close walking distance of areas of great natural beauty such as; Rowhill Nature Reserve, famed for its bluebells in spring; stunning historic Farnham Park and the glorious walks and views of Caesar's Camp. As well as being located within close proximity to local shops and amenities, including an abundance of choice between three major supermarkets, this property is also located within close proximity to the Nuffield Health & Fitness Gym.

Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive Georgian architecture. The town offers extensive cultural, shopping and educational facilities. Within the town is a train station providing regular services to London Waterloo in approximately an hour. Alternatively, Aldershot station is also within easy reach and offers direct services to London Waterloo. 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.

**LOCAL AUTHORITY**

Waverley Borough Council, Godalming. Council Tax Band A

**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.

