



## The Lindens, Farnham, GU9

**Guide Price** £1,450 per month

A spacious 2/3 bedroom unfurnished flat in this highly favoured South Farnham apartment complex. The flat benefits from a large kitchen/ dining room, two bathrooms, balcony, communal gardens and a garage. Available August 2021. EPC C

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**ACCOMMODATION**

3 BEDROOMS ENTRANCE HALL LIVING ROOM  
KITCHEN DINING ROOM ENSUITE SHOWER ROOM  
BATHROOM BALCONY COMMUNAL GARDENS  
GARAGE

**DESCRIPTION**

This elegant first floor apartment is neutrally decorated and is being freshly painted. The property is conveniently located within walking distance to Farnham's mainline train station and 'Outstanding' South Farnham School.

A particular feature of the property is the open-plan kitchen/dining room with a range of fitted units. The spacious kitchen overlooks the delightful communal gardens. The dining room provides ample space for a table and chairs. The spacious Sitting room boasts access to the private balcony.

The master bedroom benefits from an ensuite shower room and fitted wardrobes. There is a second double bedroom also benefitting from built in wardrobes and access to the balcony. The third bedroom/study enjoys fantastic views overlooking the balcony.

The family bathroom has a white suite and features an easy access bath.

There is a speaker phone system allowing access to the communal hall, stairs and leading to the front door.

**OUTSIDE**

Communal gardens, residents parking and a single garage.



**LOCATION**

The Lindens is situated set back from Great Austins, one of the most prestigious addresses on the favoured south side of the town centre. The property is perfectly located to enjoy a good degree of seclusion within the development.

Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and exceptional educational facilities.

The property is ideally situated for its accessibility to the good local schools including the 'Outstanding' South Farnham School and the train station within walking distance, providing direct access to London Waterloo in approximately an 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.

**LOCAL AUTHORITY**

Waverley Borough Council, Godalming

**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.

