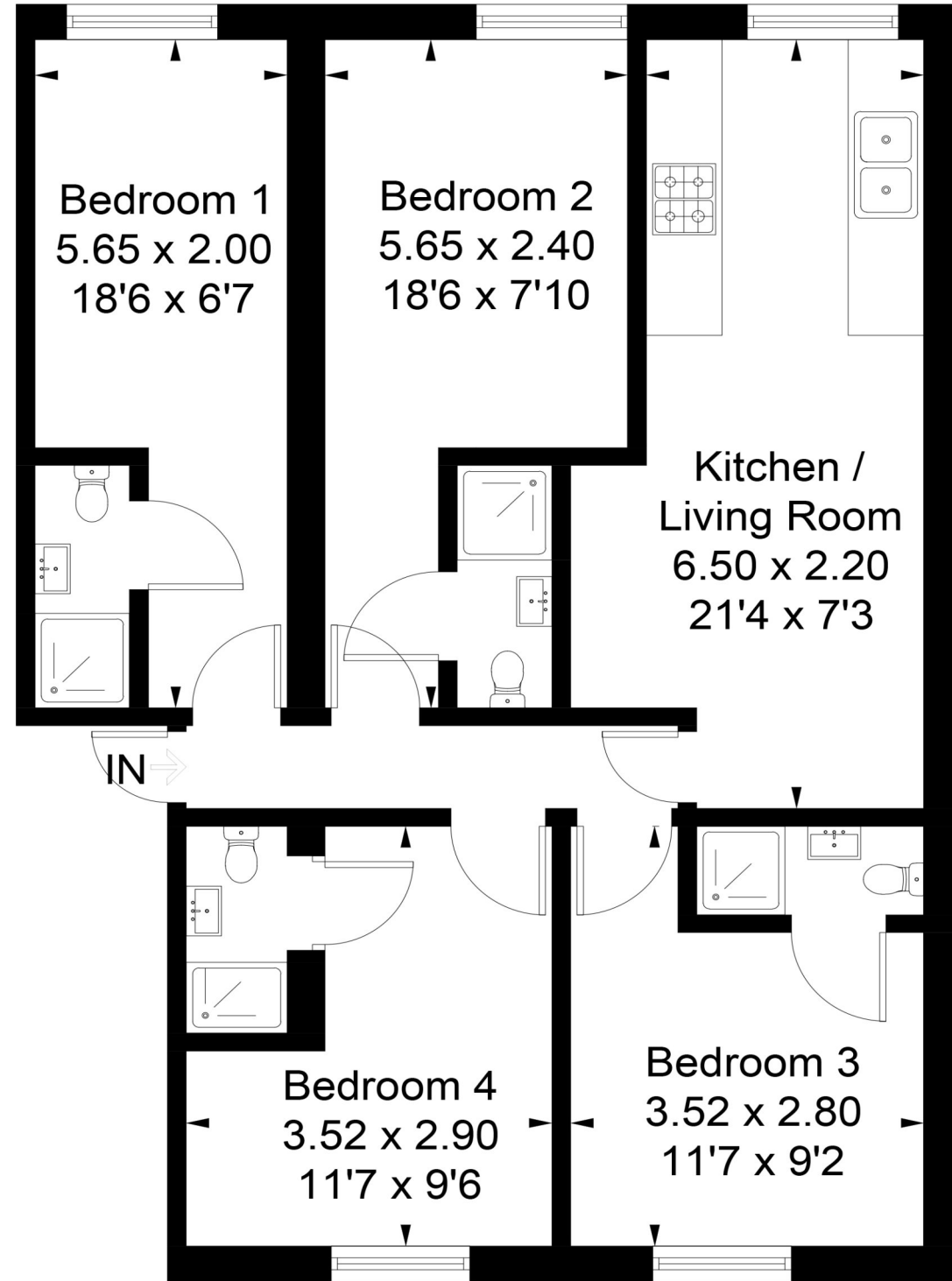


Approximate Floor Area = 66.4 sq m / 714 sq ft

Flat 4



First Floor

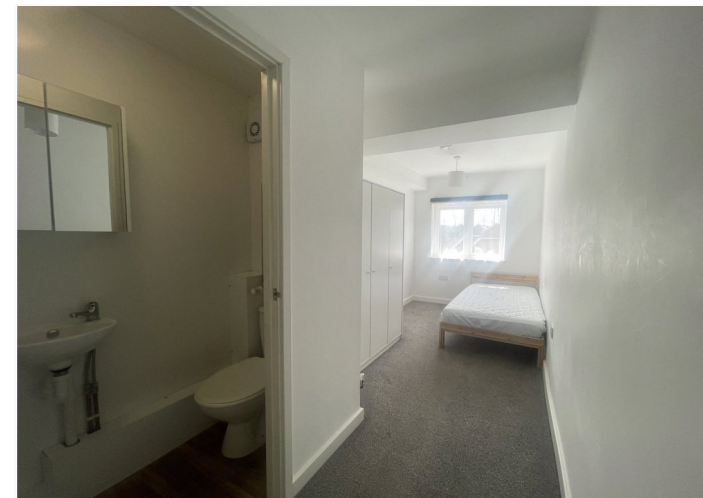
Drawn for illustration and identification purposes only by fourwalls-group.com 272065

Tel 01252 733042

Email Farnham@winkworth.co.uk

99 West Street, Farnham, GU9 7EN

Winkworth



West Street, Farnham, GU9

Guide Price £2,800 per month

An amazing opportunity for a group of 4 UCA students to rent this beautifully refurbished new student flat on West Street situated in this outstanding West Farnham location within 5 minutes walking distance to the University of Creative Arts. All bedrooms have their own private Shower Room. The property has recently been refurbished (2021) to a very high standard. Tenancy start date 1st July 2024. EPC (C)

Tel 01252 733042

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99 West Street, Farnham, GU9 7EN

Winkworth



ACCOMMODATION

5 minutes to UCA
 4 bedrooms,
 4 shower rooms,
 Open plan Living Room/ Kitchen/ Dining Room.
 Shared garden with bike sheds

DESCRIPTION

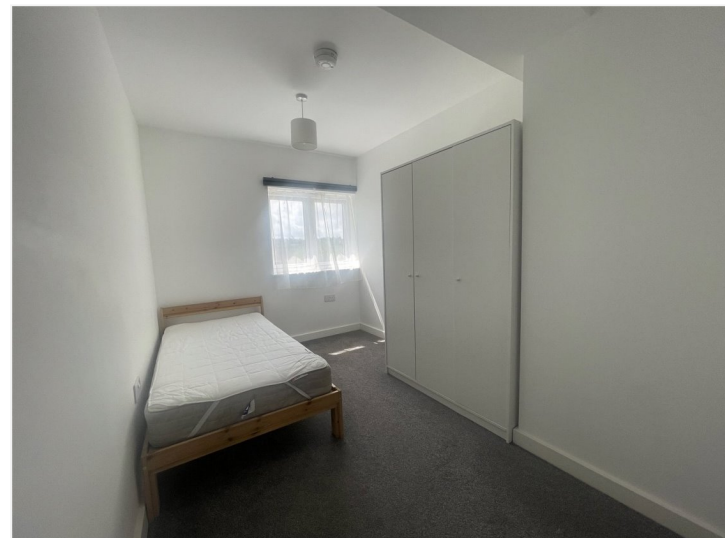
An amazing opportunity for a group of 4 UCA students to rent this recently refurbished student flat on West Street situated in this outstanding West Farnham location within 5 minutes walking distance to the University of Creative Arts.

There are four bedrooms all of which have their own private shower rooms.

The newly fitted Kitchen has fitted cupboards and worksurface, four ring electric hob and single oven, fridge freezer, dishwasher and washer dryer.

Communal Garden with covered bike store

- Ideal for a group of four UCA students to rent as a whole.
- -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. There is also a sofa and dining table in the communal space.
- -Tenants responsible for utility bills.
- -No pets.
- -Residents parking.



LOCATION

The property is situated in the west of central Farnham, on the south side of West Street in this convenient location within approx 4 minutes walking distance to the University of Creative Arts.

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 educational facilities. Within the town is a train station providing direct access to London Waterloo in approximately the 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 connected

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band D (student exemption may be available form the 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	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	