



Weydon Lane, Farnham GU9

Guide Price £1,575 per month

A beautifully presented and partially refurbished three bedroom first floor apartment in this purpose built building ideal for a group of 3 UCA students with its own garden, garage and off street parking. The property is located exactly 1 mile's walk from the University of Creative Arts making the property ideal for students. Tenancy start date 7th August 2023. EPC Rating (67)

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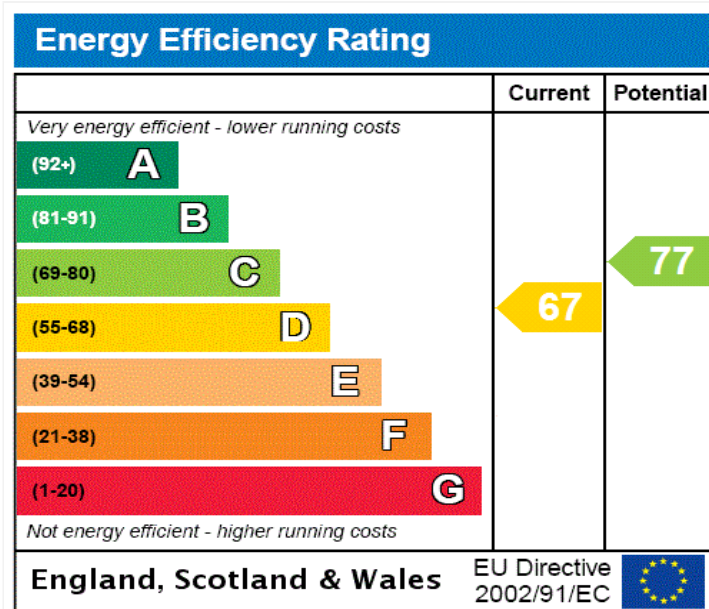
ACCOMMODATION

3 Bedrooms, Kitchen/Living Room, Family Shower Room, Separate Cloak Room, Garden, Garage and Off Street Parking. Located within 1 mile walk from the University of Creative Arts.

DESCRIPTION

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- Ideal for an individual UCA student to rent/ group of three 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.
- Tenants responsible for paying and splitting utility Bills between themselves
- No pets
- 12 months fixed term
- Garage/Off street parking



The property has recently undergone a program of refurbishments (2021), with it being completely redecorated, new kitchen, new floor coverings throughout.

There is a private garden that is laid to lawn.

LOCATION

The property is situated in a private block of purpose built maisonettes and flats. It is exactly a 1 mile walk from the University of Creative Arts making the property ideal for students. The Number 17 and 18 bus routes stop on the road, giving access, to Farnham central and railway station, Aldershot, Kingsley, Grayshott, Haslemere, Bordon, Rowledge etc. 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. Within the town is a train station providing 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.

Please note the owner of this property is owned by a Director of Winkworth Farnham.

SERVICES All mains services are connected

LOCAL AUTHORITY Waverley Borough 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.