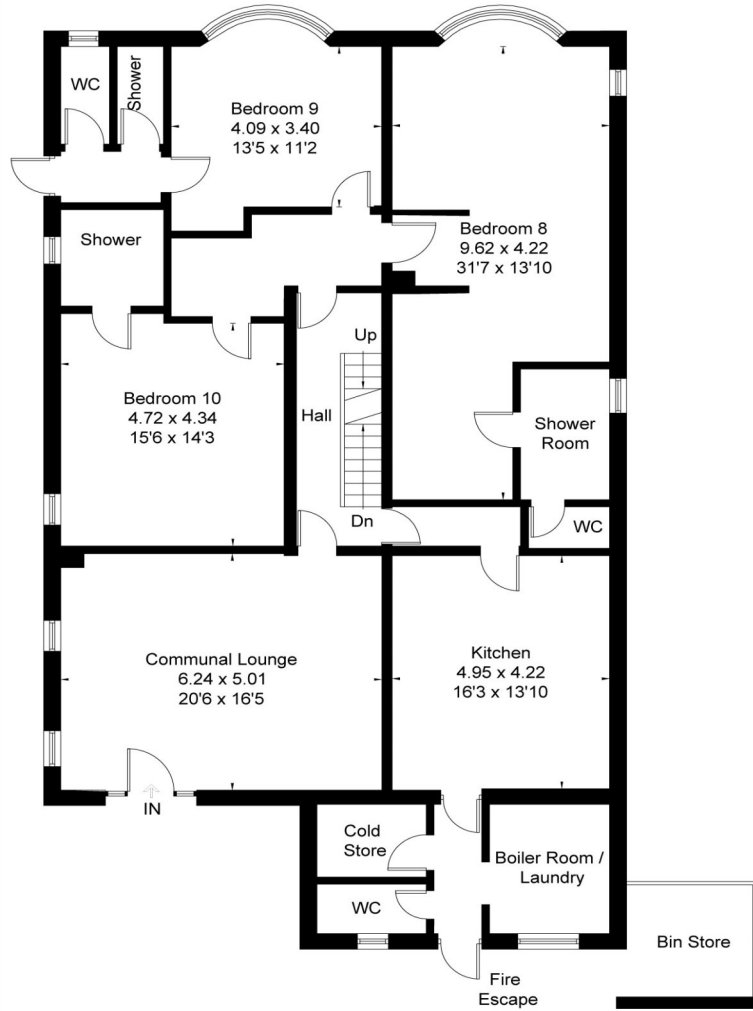
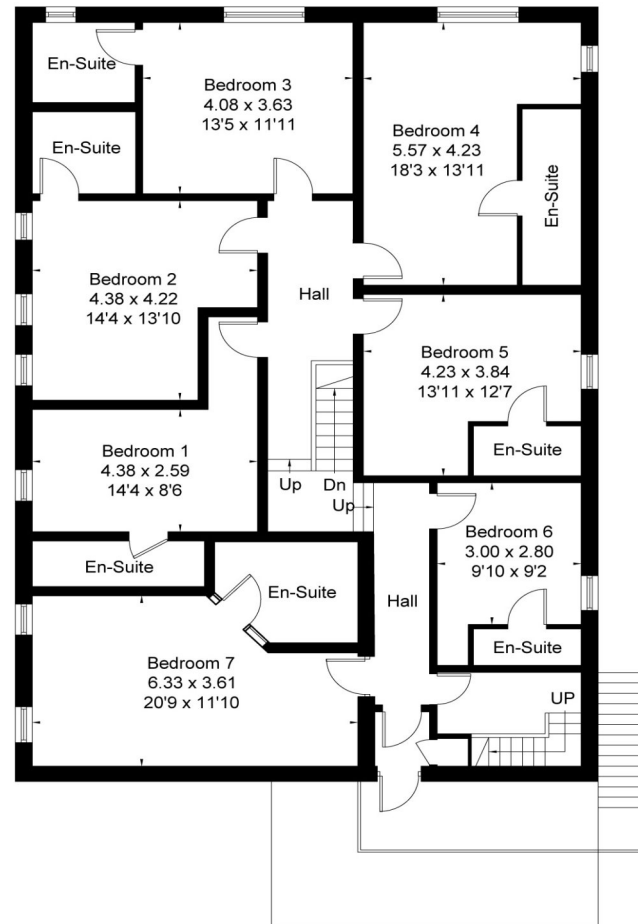


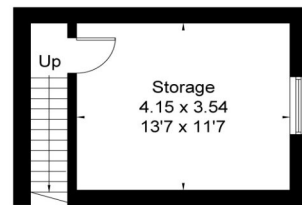
Approximate Floor Area = 356.9 sq m / 3842 sq ft
 Basement = 18 sq m / 194 sq ft
 Total = 374.9 sq m / 4036 sq ft



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



Firgrove Hill, GU9

Guide Price £725 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 21st August 2025. Video Tour/ Virtual viewings available.

Tel 01252 733042

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 99 West Street, Farnham, GU9 7EN

Winkworth

ACCOMMODATION

- Walking distance to UCA
- 20'9 x 11'10 Sized Bedroom
- Super King Size Bed
- En suite Bathroom
- Communal Lounge, Kitchen, Separate WC & Laundry Room
- Communal areas cleaned fortnightly
- Garden
- Private Parking.

DESCRIPTION

An exciting opportunity for a student to rent this extremely impressive 20'9 x 11'10 Sized private room which boasts a stunning Super King Size Bed. The room further benefits from an En suite Shower room, Communal Lounge, Kitchen, Separate WC, Laundry, Cold Store. 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.
 Beds and cupboards provided in each bedroom.
 Tenants to Contribute to Communal Utility Bills/Weekly Cleaner
 No pets/ No smoking
 Parking
 Video Tour/ Virtual viewings available

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



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.
 Council Tax Band A

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.

