



8a Downing Street, Farnham, Surrey. GU9 7PB.
Guide Price £1,100 pcm

- Duplex maisonette
- Modern white bathroom with shower over bath
- Sitting room with sliding sash window
- Permit parking available at extra cost
- Available 27th March
- 1 Double bedroom
- Kitchen with appliances
- Electric heating
- Walking distance of mainline station
- No students/pets considered

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | | |
| (39-54) | E | 48 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

Description

A one bedroom maisonette located on Downing Street in the heart of Farnham town centre. Generously sized, the property is split over two floors and presented in excellent order with the benefits of a modern fitted kitchen with appliances (fridge, washing machine, oven, hob, extractor and microwave) and a re-fitted bathroom suite with shower over the bath. On the second floor is a large bedroom with built in storage. Material Information - Ultrafast broadband available and good mobile signal. Located within Conservation Area and Listed Building. From 1 April 2024 resident permits will cost £84 for the first permit issued to a household, £104 for the second permit issued to the same household

Directions

SAT NAV - GU9 7PB (Apartment is located above Foxes of Farnham and door is to the right handside of the building).

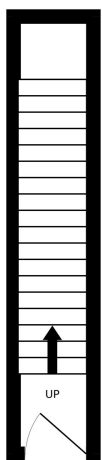
Tenants Fees

Tenant is responsible for paying utility bills and council tax. • Holding Deposit (Goes towards 1st month's rent) - 1 weeks Rent. • Security Deposit (payable once tenancy agreement is signed) – 5 weeks rent. • Rent payable in advance (payable once tenancy agreement is signed) - 1 month (minus holding deposit). Lets Help Property Management Services Ltd handle all client money on behalf of Keats Fearn and are a member of the Propertymark Client Money Protection Scheme No C0124095. Tenant's Notes - Proof of a professional clean on exit will be required including the appliances.

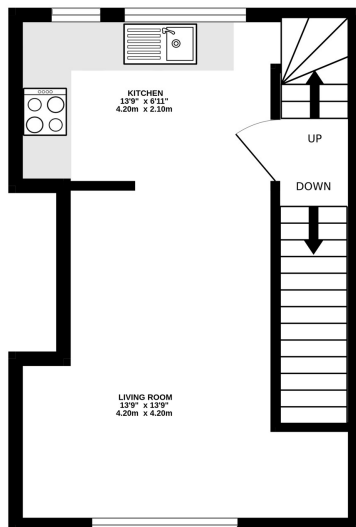
Local Authority

Waverley
Band B

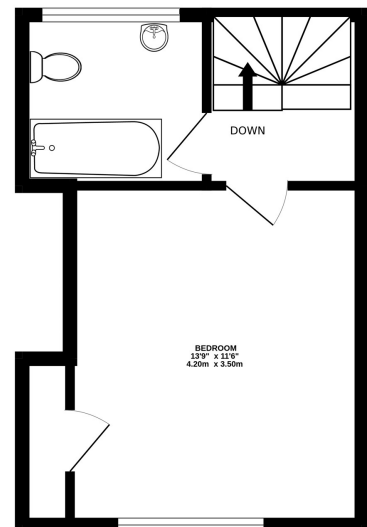
GROUND FLOOR
58 sq.ft. (5.4 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.3 sq.m.) approx.



2ND FLOOR
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.