



4 Orchard Place, Wrecclesham, Farnham, Surrey. GU10 4PT.

Guide Price £1,395 pcm

- First floor maisonette
- Large lounge/dining room
- Bathroom and en-suite shower
- Sorry no students
- Two double bedrooms
- Fitted kitchen with appliances
- Allocated parking for 2 cars
- Available 2nd January

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | 84 | 84 |
| (69-80) | C | | |
| (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 | |

Description

This lovely first floor maisonette features two double bedrooms, contemporary bathroom and en-suite shower, fully fitted kitchen and large lounge/dining room. Further benefits include sealed unit double glazing, gas central heating and two allocated parking spaces. The property is set in a small cul de sac, within walking distance of local shops and approximately 1.5 miles from Farnham's elegant Georgian town centre and mainline station. NB internal photos from previous marketing cycle.

Directions

Enter Wrecclesham from the Coxbridge roundabout, proceed under the railway bridge and the entrance to Orchard Place will be found on the left just before the mini roundabout.

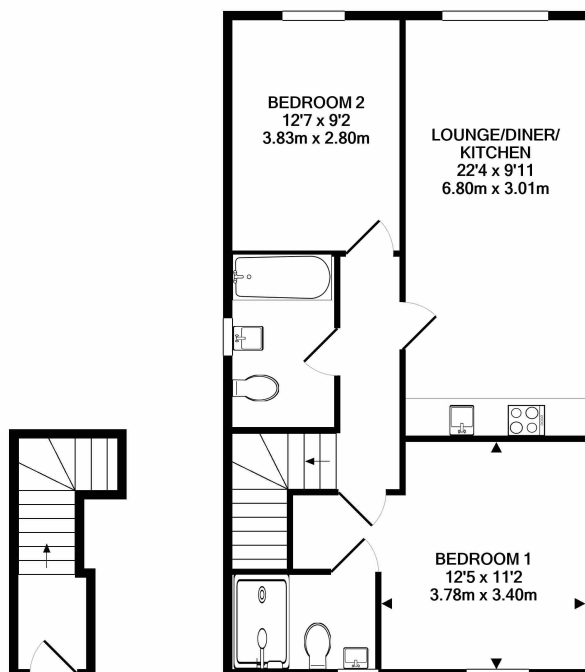
Tenants Fees

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

Local Authority

Waverley

Band C



GROUND FLOOR
APPROX. FLOOR
AREA 54 SQ.FT.
(5.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 663 SQ.FT.
(61.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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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.