



1 Red Lion House, Red Lion Lane, Farnham, Surrey. GU9 7QN.
£1,750 pcm



Description

*** SORRY NO STUDENTS *** 1 Red Lion House is an individual architect-designed home, in an enviable location on the edge of Farnham's historic Georgian town centre, within the Conservation Area and a short walk from the mainline station. This delightful home offers spacious accommodation and is well presented throughout, with high quality Swiss Laminate flooring to most of the rooms. Outside the property benefits from enclosed gardens, covered parking and a garage. There is a Communal Entrance Hall with stairs to the first floor. Once on the first floor there is a private entrance hall with cloaks cupboard housing wall mounted boiler and access to loft space. There is a lounge/dining room which is triple aspect with a Juliette balcony to the front with far reaching views towards St Andrew's Church. The kitchen is fitted with a range of floor and wall mounted units, worktop surfaces with inset sink and drainer, built in oven and 4 ring hob with extractor hood over, free standing washing machine, new dishwasher and integrated fridge/freezer and tiled floor. French doors lead out to the rear garden. Bedroom 1 is a generous room with a range of fitted bedroom furniture including four double wardrobes and chest of drawers and door to an en-suite shower room, comprising shower cubicle with Bristan shower, wash basin, enclosed cistern w.c., fitted storage cupboards, tiled walls and floor. Bedroom 2 has a window overlooking the garden. There is a separate shower room comprising shower cubicle with Bristan shower, wash basin, enclosed cistern w.c., fitted storage cupboards, tiled walls and floor.



Outside to the rear of the property is a private garden comprising paved patio and decked areas with raised shrub borders. Steps lead down to a further generous paved patio area with power points, lighting and water tap. The property offers a covered parking area with LED sensor lighting and power, as well as a single garage with new (lockable) up and over Cardale door, with four power sockets and water tap. There is the added security feature of a video entry phone system which also operates the electric gates. The property benefits from gas central heating, all mains services are available and the water supply is metered. Superfast broadband is available in the area and outdoor mobile signal is likely on all networks.

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.

Directions

Sat Nav - GU9 7QN

Local Authority

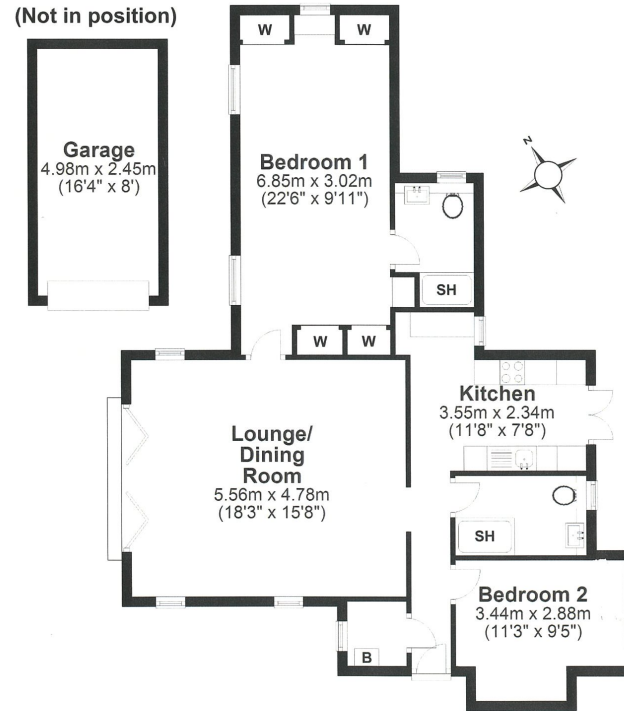
Waverley
Band E



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Ground Floor

Approx. 93.0 sq. metres (1000.9 sq. feet)



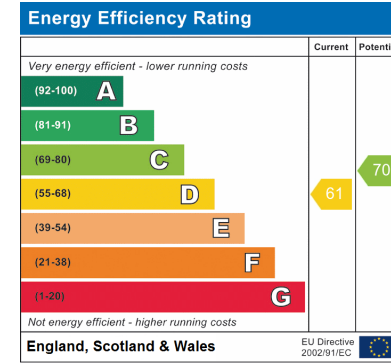
House area: approx. 93.0 sq. metres (1001.0 sq. feet)

Garage area: approx. 12.2 sq. metres (131.3 sq. feet)

Total area: approx. 105.2 sq. metres (1132.4 sq. feet)

This plan is for layout guidance only.

Measurements are for general guidance
only and must not be relied upon



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