



Basement Flat, 46 The Crescent, Farnham, Surrey. GU9 0LG.  
£1,350 pcm

- Stunning basement apartment
- Luxury fitted kitchen
- Bath and shower
- Garden access
- Available early March
- One-two bedrooms
- Spacious lounge/diner
- Two parking spaces
- Utilities included except electric
- No Pets

## Description

This stunning basement apartment offers high-quality living with generous proportions and an exceptionally flexible layout, ideal for professionals seeking comfort, style and convenience. Finished to a good standard throughout, the property combines modern luxury with practical living. The accommodation includes a spacious lounge/diner, perfect for both relaxing and entertaining, alongside a sleek, kitchen complete with appliances. The bedroom arrangement offers versatility, with the option of one large bedroom or a second room ideal as an occasional small single guest bedroom, home office or dressing room. The contemporary bathroom is beautifully appointed, featuring both a full-size bath and a separate walk-in shower, providing the best of both worlds. Thoughtful design and quality finishes run throughout the apartment, creating a calm and refined living environment. Externally, the property benefits from allocated parking for two cars and access to a shared garden, adding valuable outdoor space. Water, gas and council tax are all included within the rent, offering excellent value and predictable monthly costs.

## Directions

SAT NAV - GU9 0LG

## 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).

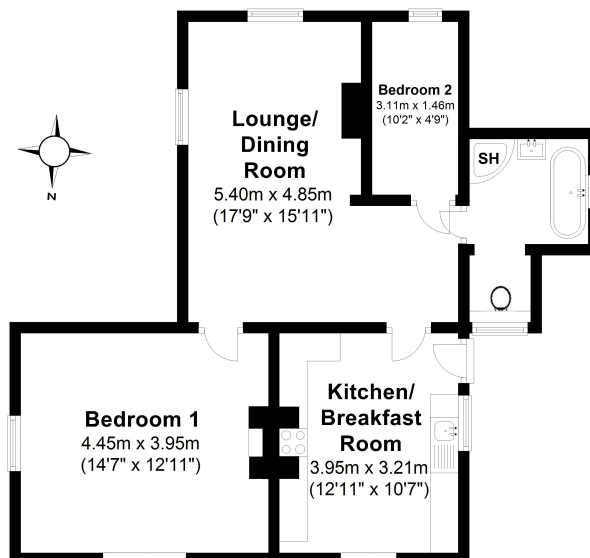
Lets Help Property Management Services Ltd handle all client money on behalf of Keats Fearn and are a member of the Propertymark Client Money Protection Scheme No C0124095

Tenant's Notes - Proof of a professional clean on exit will be required including the appliances.

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### Basement

Approx. 62.3 sq. metres (670.6 sq. feet)



Total area: approx. 62.3 sq. metres (670.6 sq. feet)

This plan is for layout guidance only.  
Measurements are for general guidance  
only and must not be relied upon

For clarification we wish to inform prospective purchasers/tenants 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.