



95 Farnborough Road, Farnham, Surrey. GU9 9AL.

£1,100 pcm

- Ground floor maisonette
- Bathroom
- Generous storage
- Allocated parking 2 cars if parked tandem
- No pets and no students
- 2 Double bedrooms
- Lounge /dining room
- Close to shops
- Available 25th January

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	77
(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

\*\*\* Viewings by appointment 11th January \*\*\* Well presented ground floor maisonette; the living area is large enough for a small dining table, while there is a separate kitchen area which includes a fridge/freezer, dishwasher, 4 ring hob and oven under. Along with a bathroom and two large cupboards for storage with one having plumbing for a free standing washing machine which is included, there are 2 bedrooms which can each accommodate a double bed. Situated approx. 1.7 miles from the closest train station with direct links to London Waterloo in under an hour, this maisonette is also close by local shops and amenities. To the side of the property is an allocated parking bay (2 spaces if you park tyandem), away from the road. Material Information - Good mobile signal likely outside with all providers and Ultrafast broadband available.

## Directions

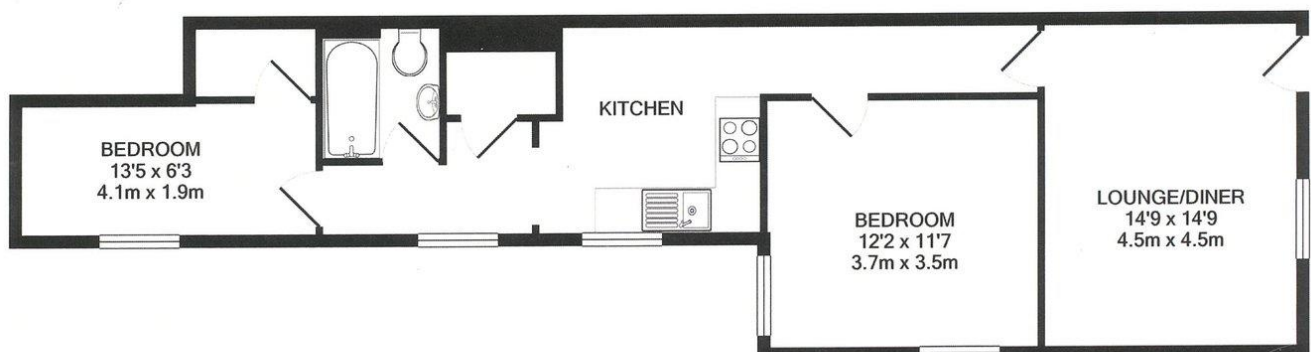
Sat Nav - GU9 9AL

## Tenants Fees

Tenant is responsible for paying utility bills and council tax. • Security Deposit (payable once tenancy agreement is signed) – 5 weeks rent. • Rent payable in advance (payable once tenancy agreement is signed). Keats Fearn are acting as tenant find agents and the landlord's other Property Management firm will handle referencing, drawing up the AST and collection of monies. By sending us an application form to rent you consent for your details to be passed onto Abode Property Management (NW) Ltd.

## Local Authority

Waverley  
Band B



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.