



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

£1,500 pcm

- Private garden
- Contemporary bathroom
- Fully fitted kitchen
- Sorry no students
- Ground floor apartment
- Two double bedrooms
- Large lounge/dining room
- Two allocated parking spaces
- Viewings highly recommended
- Available 7th April

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

A stunning development of 6 two bedroom maisonettes in a small cul de sac, set well back from the road and within walking distance of local shops. This ground floor apartments features two double bedrooms, contemporary bathroom, fully fitted kitchen and large lounge/dining room with doors out to a private garden. Further features include sealed unit double glazing, gas central heating and parking for 2 cars.

Directions

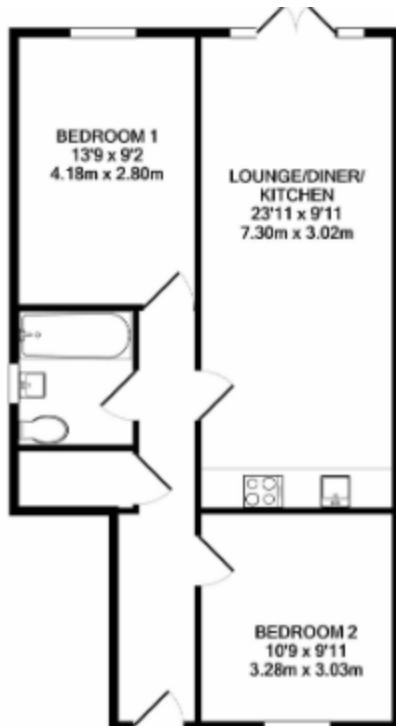
Proceed out of Farnham town centre along West Street and take the second turning off the Coxbridge roundabout. The entrance to Orchard Place will be found on the left just before the mini roundabout.

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



TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.7 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.
 Made with Metropix 22/22

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.