



11 Crosby Way, Farnham, Surrey. GU9 7XG.

£2,000 pcm

- Attractive modern home
- Re-fitted kitchen
- Three bedrooms
- Cloakroom/w.c.
- Sorry - No Students
- Short walk to the town centre
- Re-fitted bathroom
- Lounge and dining room
- Garage and allocated parking
- Available 24th October

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(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 distinctive 3 bedroom end of terrace home, situated on a much sought after development within walking distance of Farnham's elegant Georgian town centre and mainline station, which offers a fast regular service through to Waterloo. The accommodation includes an entrance hall, cloakroom/w.c., lounge, dining room, refitted kitchen, three bedrooms and a refitted bathroom. Further benefits include gas fired central heating, double glazed windows, an enclosed, pretty rear garden, garage and allocated parking. Material Information. Good mobile signal likely outdoors with all providers and ultrafast broadband available. No power in garage.

Directions

Proceed out of Farnham along West Street and at the mini roundabout turn left into Crosby Way. Follow the road round to the left and the property can be found after a short distance along on the left hand side.

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.

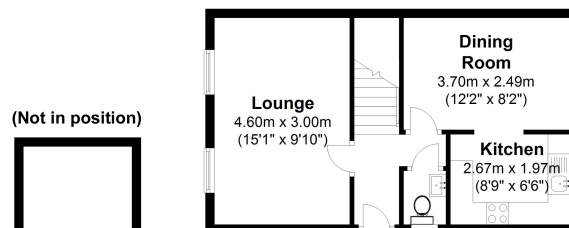
Local Authority

Waverley
Band E

11 Crosby Way, Farnham, GU9 7XG

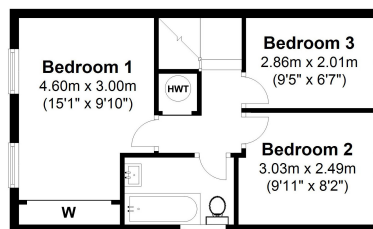
Ground Floor

Approx. 36.3 sq. metres (390.2 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



House area: approx. 72.6 sq. metres (781.5 sq. feet)
Garage area: approx. 12.5 sq. metres (134.5 sq. feet)
Total area: approx. 85.1 sq. metres (916.0 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 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.