



**Trueman  
Letting  
Company**



## 6 Westbourne Place Farnham

**£1,545**

A modern purpose built two double bedroom first floor apartment with open plan living accommodation comprising Master Bedroom with En-Suite Shower room and Family Bathroom situated in a highly desirable location within walking distance of all local amenities including bakery, butchers, Tesco, Mainline Station and Town Centre. The property has allocated parking. EPC B, Council Tax D. Would ideally suit either a professional single/couple or a mature couple.

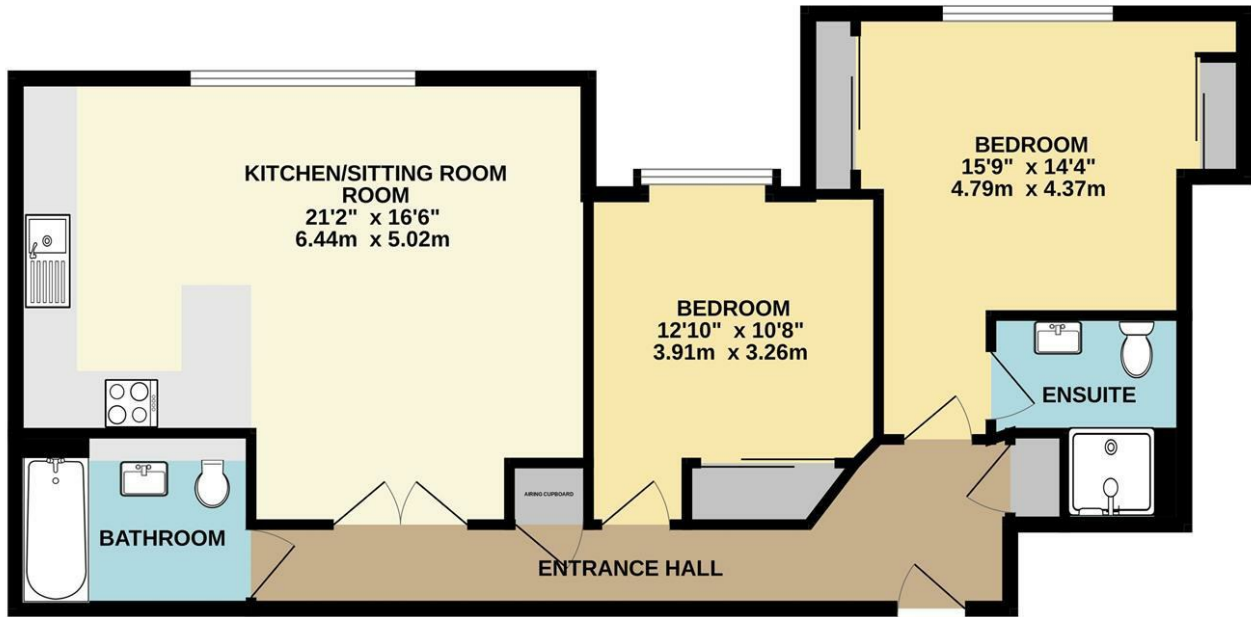


- Communal entrance hallway with video entry phone system - Lift and stairs to First Floor
- Private front door into hallway with large storage cupboard
- Double doors into open plan sitting/dining/kitchen with views.
- Kitchen comprises integrated appliances including Quooker Tap, Single Oven, Dishwasher, Washer/Dryer, Freezer. Hob



- Master Bedroom with range of fitted wardrobe cupboards with en-suite shower room
- Second Double Bedroom with fitted wardrobe cupboards
- Family Bathroom with shower over the bath
- Allocated Parking Space and Visitor Parking.
- Communal Maintained Grounds
- Storage Cupboard EPC B COUNCIL TAX BAND D

GROUND FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA: 835 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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