



**Trueman
Letting
Company**



9 Bourne Heights Frensham Road Farnham

£1,400 PCM

A god size two bedroom, two bathroom penthouse apartment, situated in beautifully maintained grounds and within walking distance of both Farnham Town Centre, Mainline Station and all local amenities. EPC C, COUNCIL TAX BAND C.
UNFORTUNATELY NO PETS.



- Communal Entrance Hallway with secure entry phone system
- Private front door into hallway with storage cupboard and airing cupboard
- Modern fitted kitchen with integrated appliances including gas hob, double eye level oven, slimline
- Sitting/Dining Room with modern electric fire, ceiling spotlights

COMMUNAL ENTRANCE HALLWAY

PRIVATE HALLWAY WITH ENTRYPHONE SYSTEM

SITTING ROOM

With modern electric feature fire, ceiling spotlights

MODERN FITTED KITCHEN

with integrated appliances

MASTER BEDROOM

With range of fitted bedroom furniture and further wardrobe cupboard

EN SUITE BATHROOM

With shower over the bath

SECOND BEDROOM

With range of fitted bedroom furniture

SHOWER ROOM

SINGLE GARAGE

One allocated parking space


COMMUNAL GROUNDS



- Master Bedroom with range of fitted furniture and a further wardrobe cupboard
- En-Suite bathroom with shower over the bath
- Second Double bedroom with range of fitted bedroom furniture
- Shower Room
- The apartment was ceiling spotlights and new wooden doors throughout
- Single Garage and allocated parking space, Communal Grounds. EPC C COUNCIL TA BAND C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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