



**Trueman  
Letting  
Company**



## **4 Lamports Court Farnham**

**£1,250**

A well presented modern two bedroom first floor apartment conveniently located within a short walk of Farnham Town Centre and main line Station. The property has an allocated parking space. EPC C, COUNCIL TAX BAND C.



- Entrance hallway with security Entry Phone System. Large Cupboard.
- Large sitting room/dining room.
- Modern fitted kitchen with cooker, hob, fridge, freezer and washer/dryer

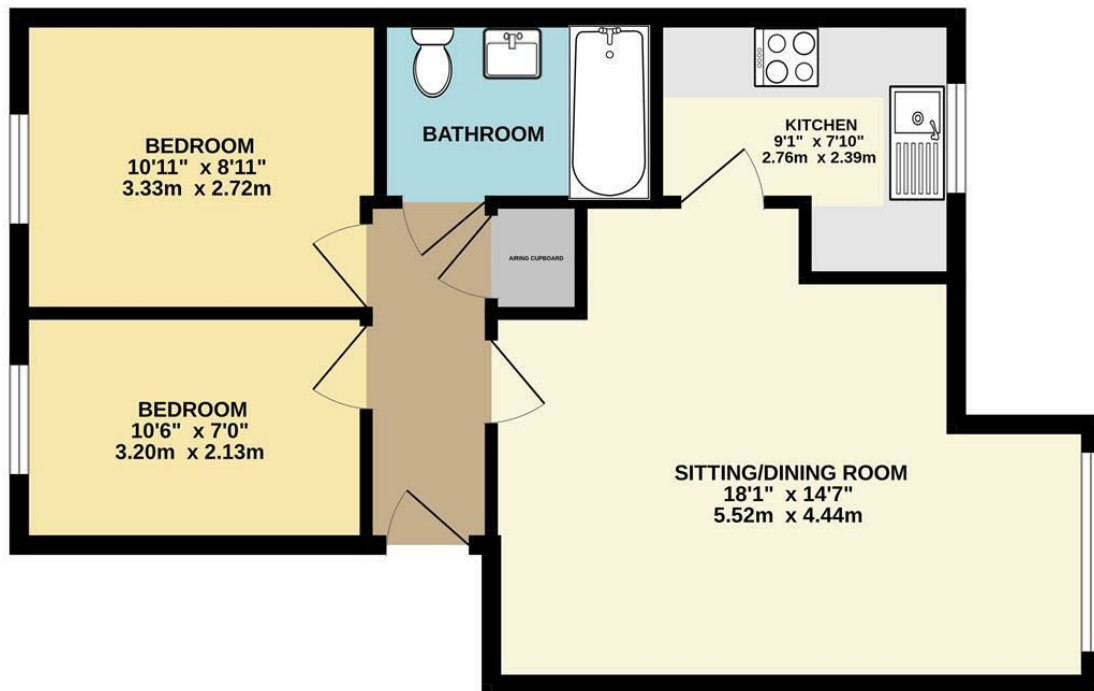


- Master Double Bedroom • Second Large Single Bedroom • Fitted white bathroom suite with shower over the bath • Electric Storage Heating • Allocated parking space • EPC C • Council Tax Band C





GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.3 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) 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		
	74	80
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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