



**Trueman
Letting
Company**



4 St Andrews Court Farnham

£1,700 PCM

A well presented and rarely available two bedroom ground floor apartment which has been newly decorated and new windows fitted located in the heart of Farnham Town Centre with the added benefit of a single garage and allocated parking. Private patio area with communal grounds. EPC C, COUNCIL TAX BAND D.



• COMMUNAL ENTRANCE HALL • ENTRANCE HALL WITH SECURITY ENTRY PHONE SYSTEM COATS/LINEN CUPBOARD • SPACIOUS SITTING/DINING ROOM WITH DOORS TO PATIO AREA • MODERN FITTED KITCHEN WITH GAS HOB, ELECTRIC OVEN



• UTILITY CUPBOARD HOUSING WASHER/DRYER • MASTER BEDROOM WITH FITTED WARDROBE CUPBOARDS • LARGE SINGLE BEDROOM WIT FITTED WARDROBES • MODERN BATHROOM WITH ELECTRIC SHOWER OVER THE BATH • SINGLE GARAGE AND ALLOCATED PARKING • COMMUNAL MAINTAINED GROUNDS COUNCIL TAX RATING D EPC C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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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