



**Trueman
Letting
Company**



4 Westbourne Place Farnham

£1,595 PCM

A purpose built two double bedroom ground 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, Mainline Station and Town Centre. The property has allocated parking and an outside patio area which can be accessed straight from the living area through patio doors. EPC C, Council Tax D.

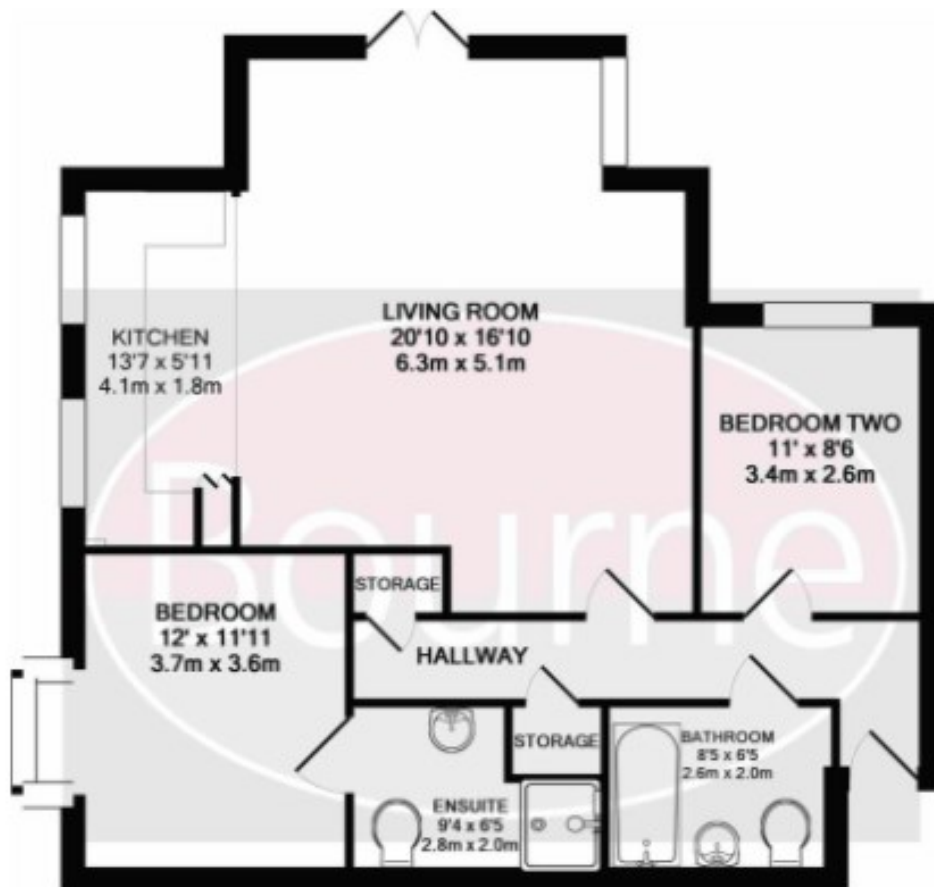


- Communal entrance hallway.
- Private front door with entryphone system into hallway with coats storage cupboard.
- Open plan sitting/dining room leading into kitchen with integrated appliances, including hob, oven,



• Master Bedroom with wardrobe cupboard leading to en-suite shower room • Second double bedroom • Allocated parking space and visitor parking • Outside patio area. • EPC C COUNCIL TAX BAND D • HISTORIC PHOTOS





FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	80	80
(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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