

**Trueman
Letting
Company**



**3 Binfields
Farnham**

£1,350 Per

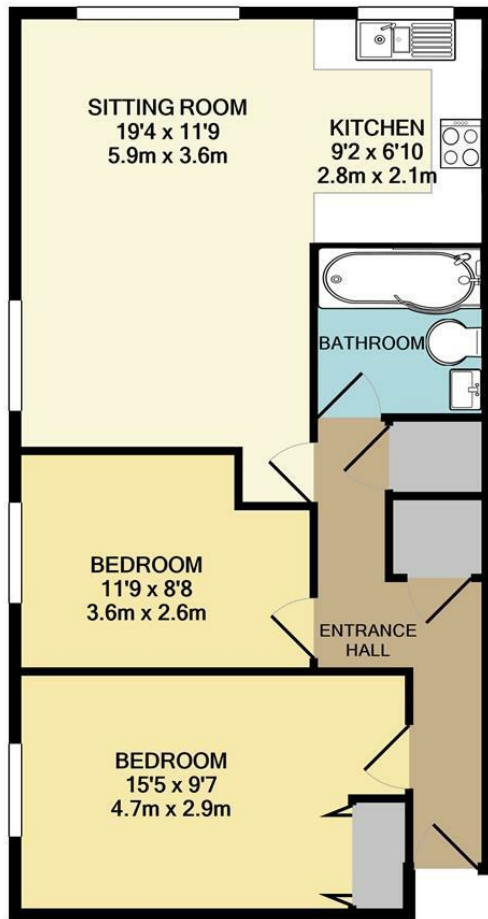
A well presented first floor two double bedroom apartment located in Farnham Town Centre within walking distance of the Mainline Station and all local amenities with an allocated parking space. EPC : C Council Tax Band : C historic photos



• Communal Entrance Hallway • Entrance hall with security entry phone system • Spacious lounge/dining room opening into the kitchen • Modern kitchen with appliances including oven, hob, fridge/freezer and washing machine • Double Bedroom with built in wardrobe cupboards



• Second Double Bedroom with wardrobe cupboards • Modern Bathroom with shower over the bath • Communal maintained gardens • Resident parking • EPC C COUNCIL TAX C HISTORIC PHOTOS



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		69	78
(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

Trueman Letting Company Lettings 01252 711227
5a Castle Street lettings@tlc-farnham.co.uk
Farnham www.tlc-farnham.co.uk
Surrey
GU9 7HR

