



8b West Street, Farnham, Surrey, GU9 7DN

£1,350 per month



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A well presented and larger than average two bed flat located in Central Farnham above the British Heart Foundation.

As you enter there is a spacious hallway, perfect for coats and shoes. Upstairs leads to the rest of the flat which has two large double bedrooms, large reception room with feature fireplace, kitchen with washing machine and undercounter fridge and separate freezer.

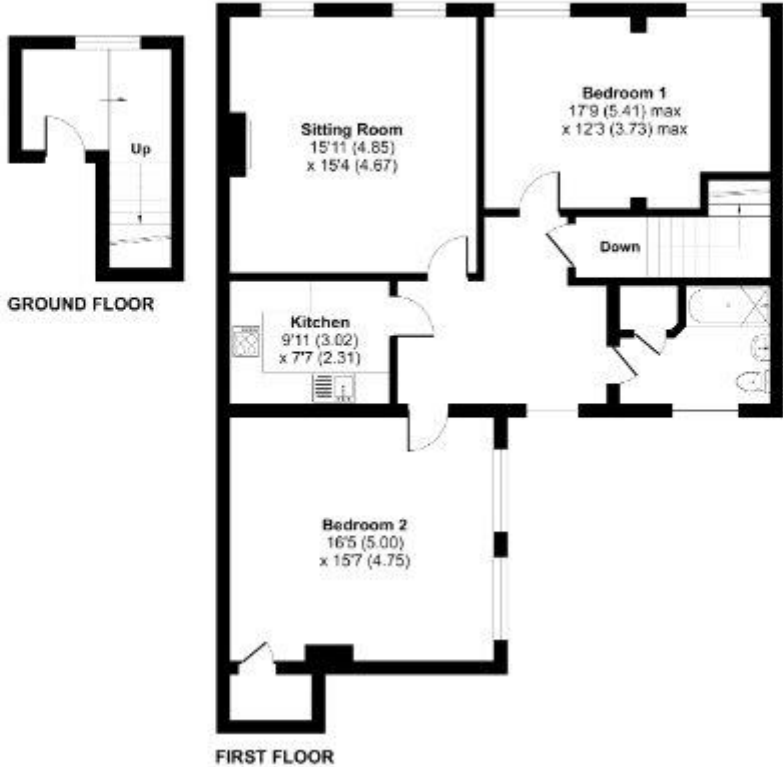
The flat is well presented and is neutral throughout and has lovely views of the Church steeple at the rear and West Street at the front.

- Spacious Two Bed flat
- over 1100sq ft
- Superb Central location
- Lovely views over West Street
- Large bathroom with electric shower over bath
- Entrance hallway within flat
- Available Min 12 month Tenancy
- Council Tax Band C



# Floorplan

Approximate Area = 1176 sq ft / 109.3 sq m  
For identification only - Not to scale



# Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.  
If you require clarification of any points then please contact us especially if you are travelling some distance to view.  
Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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