



THE

Bells House

£1,800


MARTIN&CO

Bells House

Apartment

2 Bedrooms, 2 Bathroom

£1,800

Date Available: 12th December 2025

Deposit: £2,076

Not specified

- Security Deposit £2,076
- EPC - C 72
- Council Tax C
- 2 Bedroom, Ground Floor Apartment
- Modern Decor Throughout
- Open Plan Living Accommodation
- Central Farnham

Martin & Co are pleased to offer to the market this ground floor, modern apartment, perfectly situated on South Street in central Farnham. The property features two spacious bedrooms, a contemporary bathroom, and a thoughtfully designed interior with ample built-in storage in the hallway. The modern kitchen is equipped with high-quality Lamona appliances, including a tall fridge freezer, dishwasher, oven, hob, and washing machine. All smoke alarms are hard-wired for added safety. This property also benefits from security cameras in all communal areas, keyless entry, and a video intercom system. The communal spaces will also be professionally cleaned bi-weekly. It is located just a short walk away from Farnham train station and is ideally located within easy reach of excellent restaurants, pubs, bars, and a large Sainsbury's supermarket directly opposite. Additionally, the apartment benefits from eco-friendly solar panels to help reduce energy costs and environmental impact.

Available immediately on an unfurnished basis.

Minimum household income for references required - £54,000*

Holding deposit (one weeks rent) - £415

This is a guide only and is subject to a full affordability assessment on application, which includes any other credit commitments and credit history.





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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

South Street, Farnham, GU9

Approximate Area = 635 sq ft / 58.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for The Home Club Group Ltd. REF: 1107605

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

