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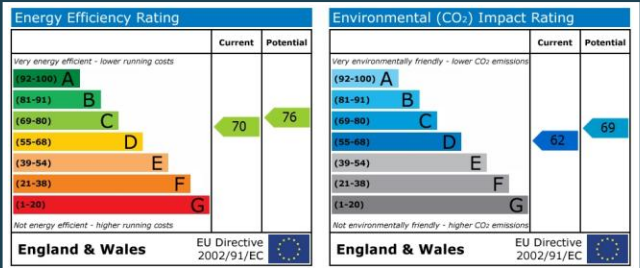
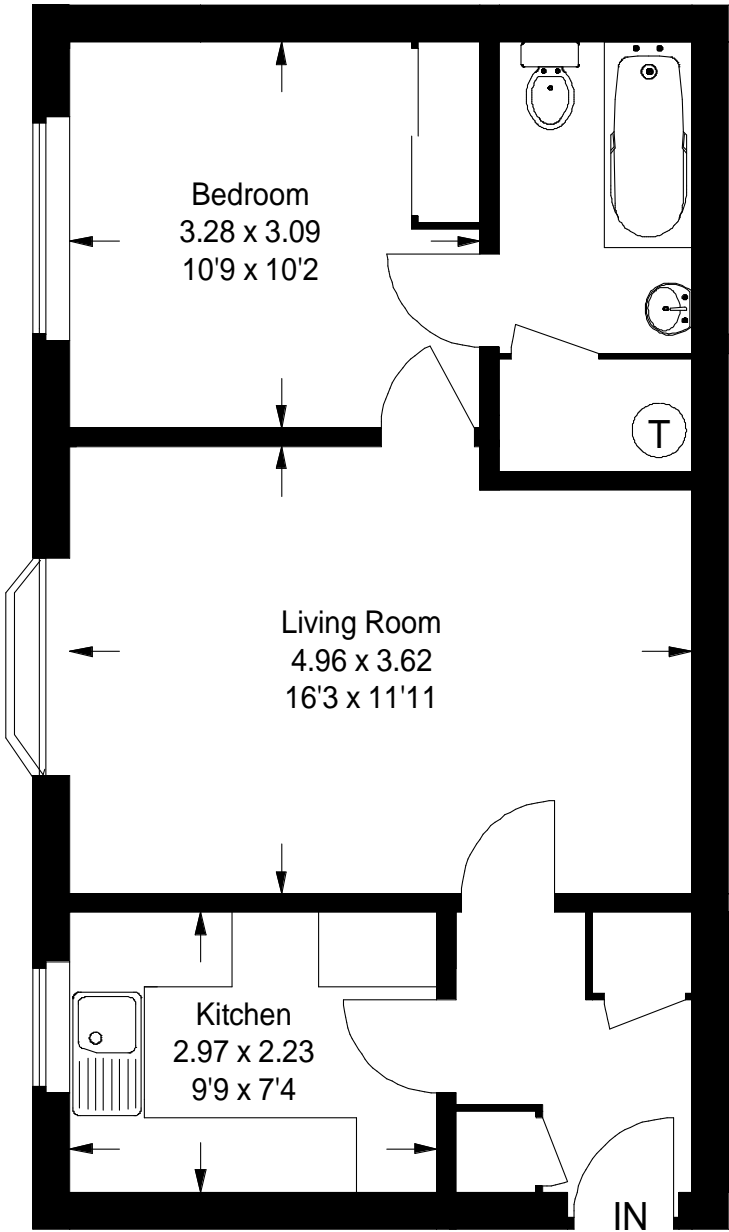


Kings Road, Godalming

APPROX. GROSS
INTERNAL FLOOR AREA
495 SQFT / 46 SQM



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed.



5 Kings Gate Kings Road
Farncombe Surrey GU7 3EY

Price: £125,000 Leasehold



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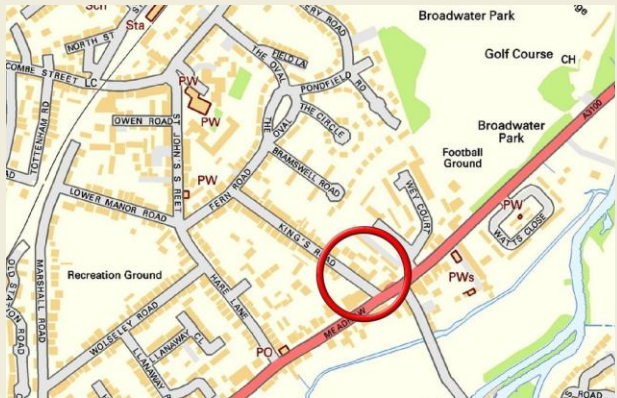
DESCRIPTION: Flat 5 Kingsgate is a bright and spacious first floor one bedroom flat forming part of this small retirement development being conveniently located within easy reach of Farncombe village centre. Transport facilities including a bus stop and main line train station are both within walking distance. Internally, the flat provides well planned accommodation that is presented in good decorative order and includes an entrance hall, living/dining room, kitchen and double bedroom with en-suite bathroom. The flat also benefits from replacement sealed unit double glazed windows and electric night storage heating. Outside, there is a residents' parking area and a small communal garden. The flat is likely to appeal to purchasers seeking a retirement property that is located within easy reach of both Godalming and Farncombe centres as well as providing easy access to local bus routes and main line station.

AT A GLANCE

- Carpeted Communal Entrance Hall
- Security Entry System
- Living Room/Dining Room
- Kitchen
- Double Bedroom
- En-Suite Bathroom
- Electric Heating
- Double Glazed Windows
- Residents' Parking Area
- Communal Gardens

KEY FACTS

	DISTANCE TO STATION	
	Farncombe	0.5m
	DISTANCE TO A3 AND M25	
	A3	3.6m
	DISTANCE TO CENTRE	
	Farncombe	0.4m
	DISTANCE TO DOC's & DENTIST	
	Mill Medical Practice	0.3m
	COUNCIL TAX	
	Band	C



DIRECTIONS: Proceed out of Godalming on the A3100 Meadrow for approximately one mile taking the fourth turning on your left hand side into Kings Road. Kingsgate will then be found after approximately 50 yards on the right hand side.

