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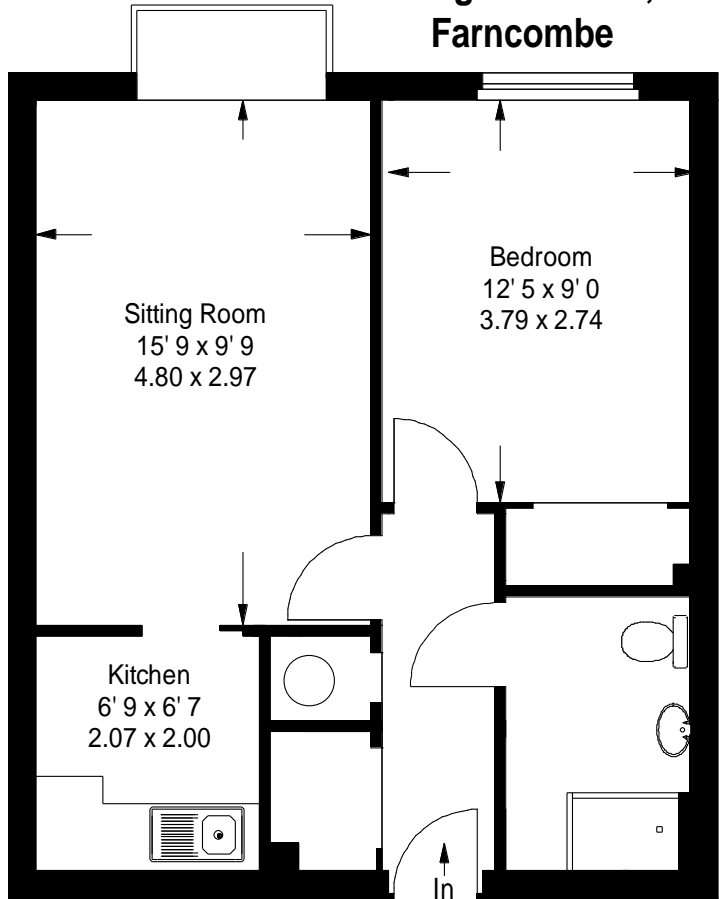
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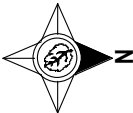
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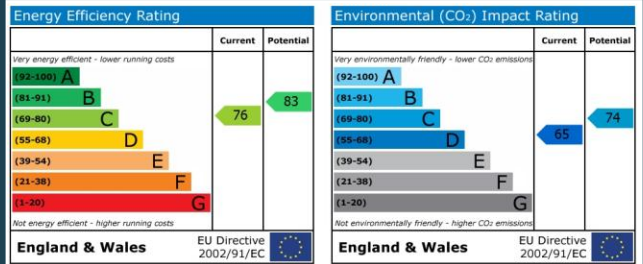
Allingham Court,  
Farncombe



APPROX. GROSS  
INTERNAL FLOOR AREA:  
434 SQFT / 40 SQM



This plan is for representation purposes only. Reproduced from plans supplied by the Agent. 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.



49 Allingham Court  
Summers Road Farncombe Surrey GU7 3AW

Price: £179,500 Leasehold





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**DESCRIPTION:** 49 Allingham Court is a delightful one bedroom second floor apartment forming part of this attractive low level retirement development that occupies a tucked away yet highly convenient location being only a few moments from the village centre. The flat, which is approached via a carpeted communal entrance hall with security entry phone system and lift service, provides bright and well planned accommodation presented to a high standard having benefitted from the re fitting of the shower room. The accommodation comprises an entrance hall, sitting room, kitchen, double bedroom with built in wardrobes and a stylish bathroom with white suite. The apartment also benefits from replacement sealed unit double glazed windows and night storage heating and, being on the top floor, a loft providing useful storage. Outside the development is set within attractive communal gardens and grounds and also enjoys the benefit of a resident manager as well as a residents' lounge, communal laundry and the facility of a guest bedroom. There is also ample residents' and visitors' parking. The property is likely to appeal to purchasers seeking retirement accommodation in an extremely convenient location and an internal inspection is highly recommended.

AT A GLANCE

- Security Entry Phone System
- Delightful Sitting Room with Views
- Kitchen
- Double Bedroom with Fitted Wardrobe
- Refitted Shower Room
- Electric Storage Heating
- Residents' Lounge & Laundry Room
- Resident Scheme Manager
- Attractive Communal Gardens
- Moments from the Village Centre

KEY FACTS

	DISTANCE TO STATION	
	Farncombe	0.1m
	DISTANCE TO A3 AND M25	
	A3	2.8m
	DISTANCE TO CENTRE	
	Farncombe	0.1m
	DISTANCE TO DOC's & DENTIST	
	Binscombe Medical Centre	0.8m
	COUNCIL TAX	
	Band	C



**DIRECTIONS:** From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit on to Meadrow (the A3100) and then take the third turning on your left hand side into Hare Lane. Continue along Hare Lane which leads into St Johns Street and at the T junction turn right into Summers Road and then immediately right into the entrance of Allingham Court. On entering the development bear round to the right and the main entrance will be found on your left hand side.

