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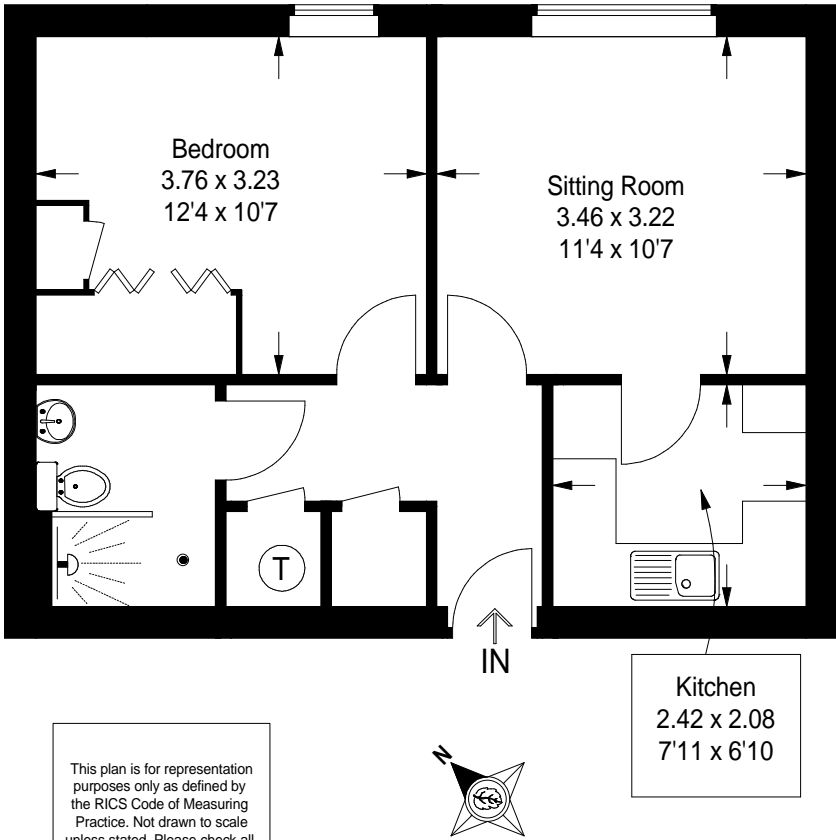
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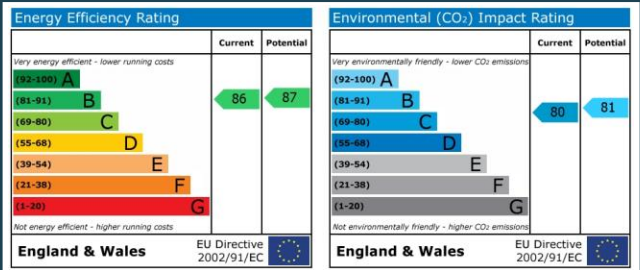


Allingham Court, Farncombe



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.

Approximate Gross Internal Area
39.6 sq m / 426 sq ft



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.



27 Allingham Court, Summers Road
Farncombe Surrey GU7 3AW

Price: £179,500 Leasehold



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DESCRIPTION: 27 Allingham Court is a bright and well planned one bedroom first floor flat forming part of this attractive low level retirement development designed for the over 60s. The flat is approached via a carpeted communal entrance hall with security entry phone system and lift service. The property which has been recently re-decorated and re-carpeted provides accommodation that includes an entrance hall, a living room with adjoining kitchen, double bedroom with built-in wardrobe and a re-fitted shower room with large walk-in shower. 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
- Lift Service
- Living Room
- Kitchen
- Double Bedroom
- Re-fitted Shower Room
- Night Storage Heating & Double Glazing
- Residents' Lounge & Laundry Room
- Resident Scheme Manager
- Attractive Communal Gardens

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 Practice	0.8m
	COUNCIL TAX	
	Band	C



DIRECTIONS: Proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit on to Meadow (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.

