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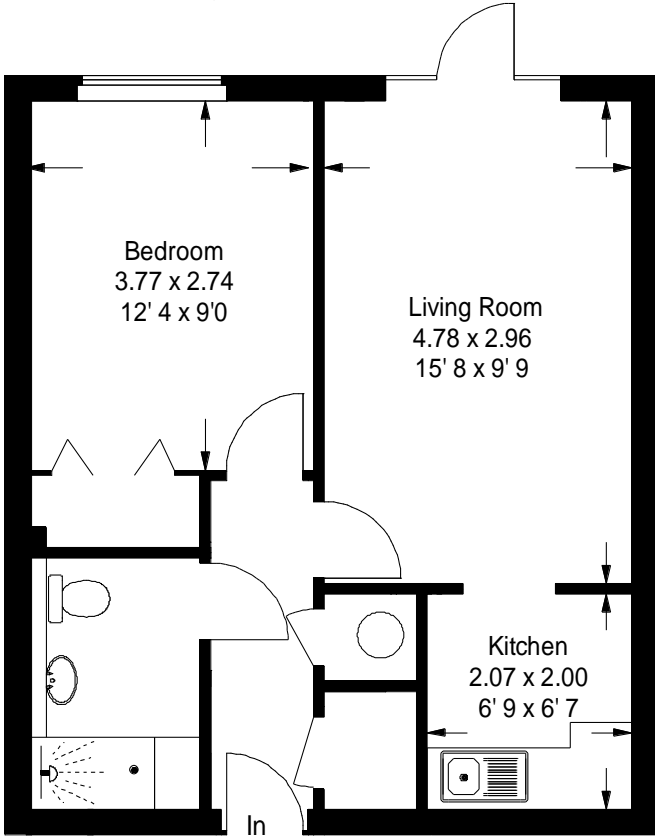
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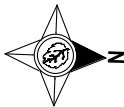
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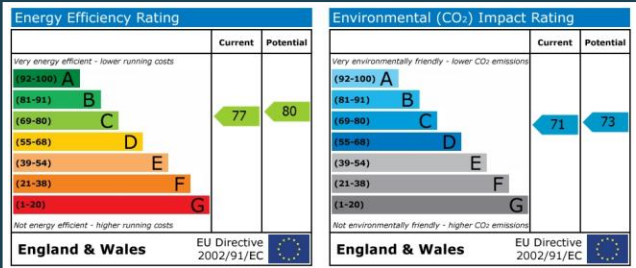
13 Allingham Court, Farncombe



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.



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



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.



13 Allingham Court
Summers Road Farncombe Surrey GU7 3AW

Price: Guide Price £210,000 Leasehold



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DESCRIPTION: The property is a delightful one bedroom apartment occupying a great location being on the ground floor and having direct access onto the gardens. The property forms 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 is also accessible via it's own back door and provides bright and well planned accommodation which comprises an entrance hall with large storage cupboard, a living room overlooking the attractive communal gardens, kitchen, double bedroom with built in wardrobes and a shower room. The apartment also benefits from replacement sealed unit double glazed windows & night storage heating. The development also benefits from 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 internal inspection is highly recommended

AT A GLANCE

- Security Entry Phone System
- Lift Service
- Living Room with direct access onto the Garden
- Kitchen
- Double Bedroom
- 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.

