



54 Allingham Court Summers Road

Farncombe Surrey GU7 3AW

Guide Price: £320,000 Leasehold



- Short Walk From Village Centre
- 21' x 13' Bay Fronted Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Double Glazing & Electric Heating
- On-site Estate Manager
- Resident Lounge, Laundry & Guest Bedroom
- Attractive Communal Gardens
- Residents Parking



A fabulous, bright and spacious two bedroom ground floor apartment set in a small low level block in the much favoured Allingham Court retirement development, which includes an onsite manager, residents lounge, laundry and guest bedroom. The property is ideally located being only moments from Farncombe village centre with its excellent local shops, leisure, recreational facilities, nearby bus routes and main line station.



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Short Walk of Village Centre

Godalming - 0.8 miles

Main Line Station - 0.1 miles (Waterloo approx. 45 mins)

Binscombe Medical Centre - 0.8 miles

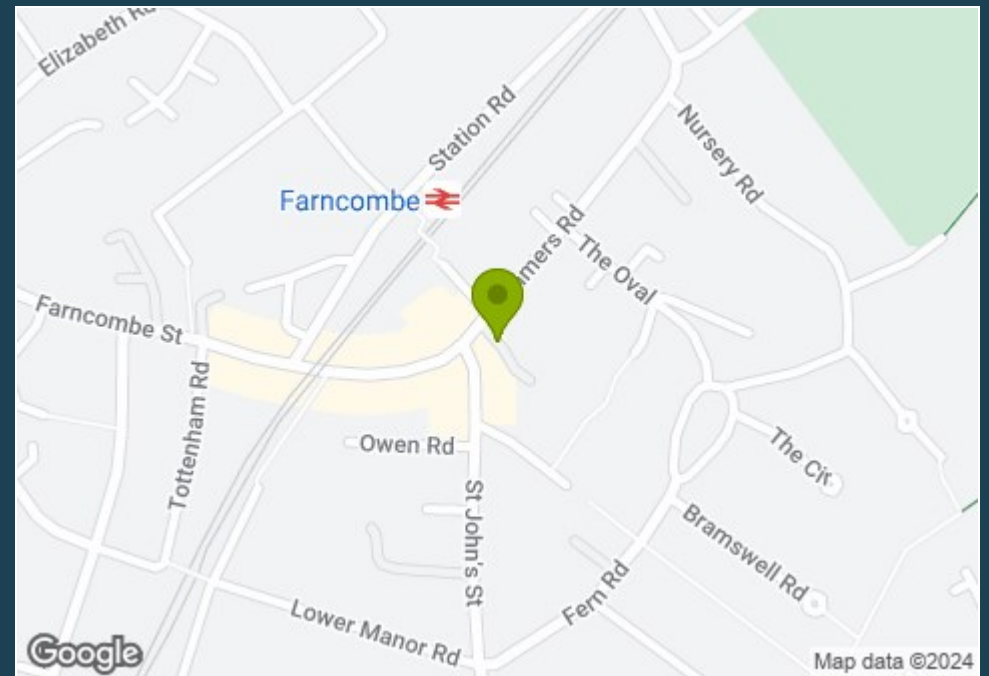
Farncombe Dental Care - 0.5 miles

A3 - 2.8 miles M25 - 14.8 miles

Council Tax Band - C Payable - £2,040.60p (2023/2024) Energy Efficiency Rating - C

Maintenance & Building Insurance - £3522.36 Per Annum

Ground Rent - £100 Per Annum Leasehold - 125 Years From 1988



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. Bear round to the left and number 54 will be found in the small low level block at the rear.

Allingham Court

Approximate Gross Internal Area = 62.2 sq m / 669 sq ft



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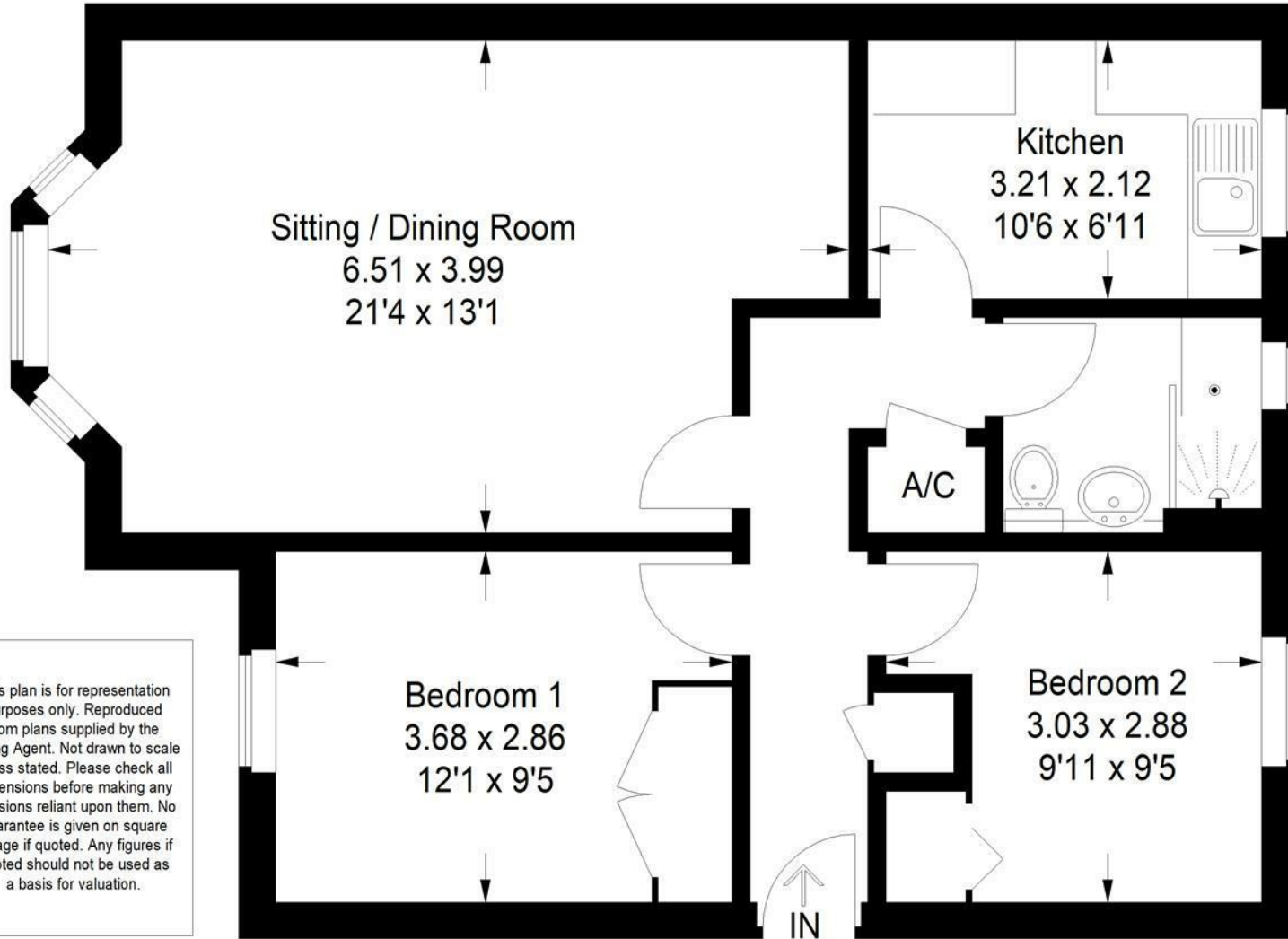
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This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Note: 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. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.