

- No Onward Chain
- Secure Door Entry System& Lift Service
- On Site Estate Manager
- Residents Lounge,Laundry & Guest Suite
- Entrance Hall with Large Storage Cupboard
- Sitting Room with Adjoining Kitchen
- Bedroom with Built In Wardrobe
- Bathroom
- Double Glazing & Electric Heating
- Attractive Communal Garden



A much improved one bedroom second floor apartment, forming part of the popular Allingham Court retirement development designed for the over 60's, set within attractive communal gardens and benefitting from an on-site Estate Manager, lift, large residents lounge, guest suite & laundry. The property is ideally located being only moments from Farncombe Village centre with all its excellent shops, leisure, recreational facilities, nearby bus routes and station.























Short Walk of Village Centre

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

Binscombe Medical Centre - 0.8 miles

Farncombe Dental Care - 0.5 miles

Godalming - 0.8 miles

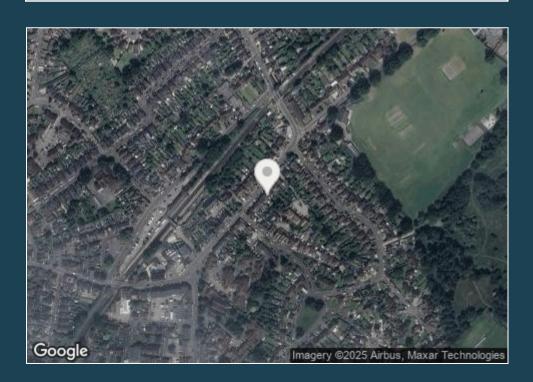
A3 - 2.8 miles M25 - 14.8 miles

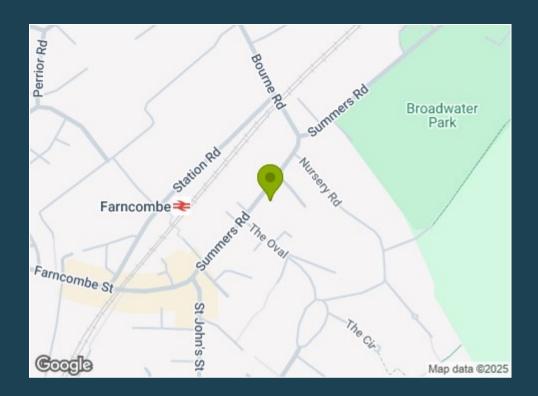
Council Tax Band - C Payable - £2,406.18p (2024/2025)

Lease Term - 125 Years From 1988

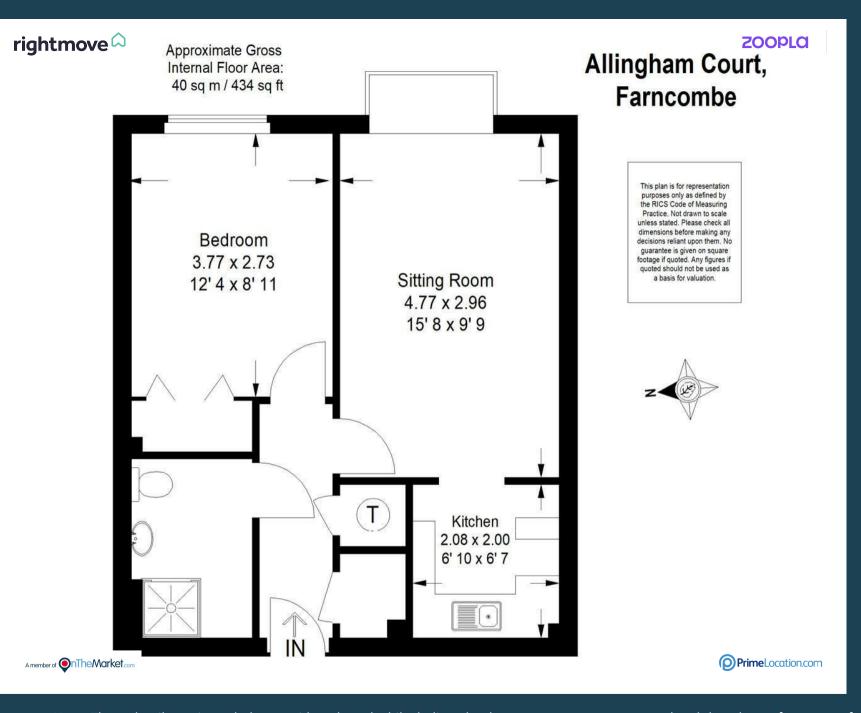
Maintenance - £3018.21 PA Ground Rent £100 per annum

Energy Efficiency Rating B.





Directions: BOX 406 - A2 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 onto the A3100 (Meadrow) 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 ahead of you on your left hand side.





01483 419 300

20 High Street Godalming Surrey GU7 1EB

email:office@emery-orchard.co.uk





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.