

3 Kings Gate Kings Road

Farncombe GU7 3EY

Asking Price: £159,500 Leasehold

Emery& Orchard
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- Carpeted Communal Entrance Hall
- Security Entry System
- Living Room with Door to Patio & Communal Gardens
- Kitchen
- Two Bedrooms
- Shower Room
- Double Glazing
- Electric Heating
- Residents Parking Area
- Attractive Communal Gardens



A well planned two bedroom ground floor retirement flat, with direct access to a patio and the communal gardens, forming part of this small low level development ideally located being within easy reach of Farncombe village centre with all its excellent local shops, amenities, main line station and nearby bus routes.

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LOVE







Main Line Station – 0.5 miles (Waterloo approx. 45/50 mins)

Farncombe Centre – 0.4 miles Godalming – 0.9 miles

Doctors – 0.3 miles Dentist – 1.0 miles

A3 – 2.7 miles M25 – 12.5 miles M3 – 15.3 miles

Council Tax Band - C Payable - £2138.83p (2024/25)

Energy Efficiency Rating C

New 99 Year Lease – Ground Rent Nil

Service Charge - £2,241.36 per annum (TBC)



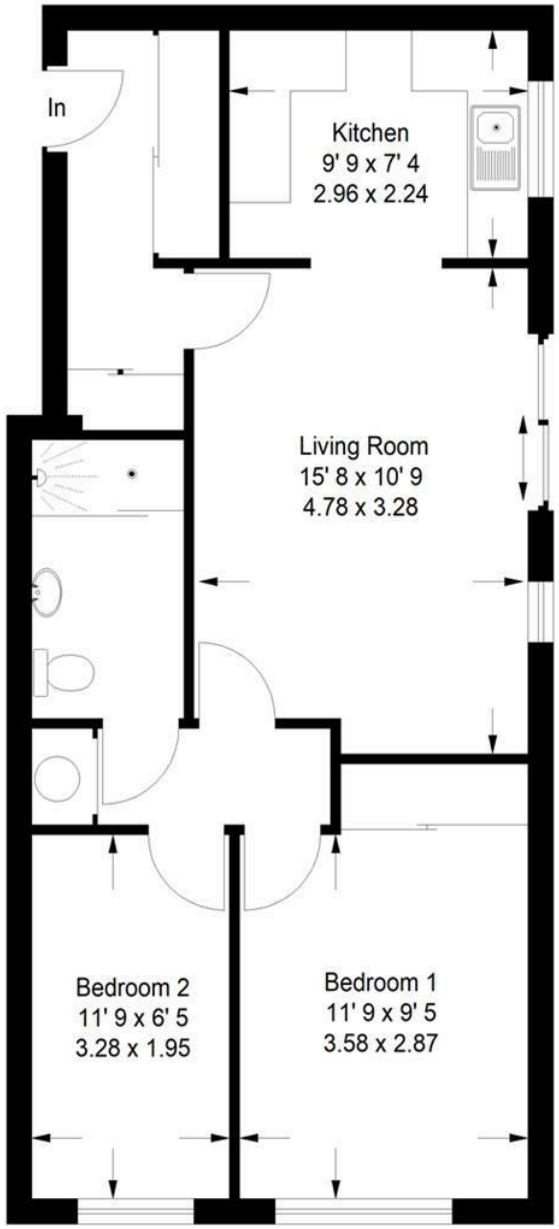


BOX 421 K! From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second turning into Meadrow. Continue along Meadrow for approximately 0.4 of a mile and turn left into Kings Road. Kings Gate will then be seen after a short distance on your right.



rightmove

ZOOPLA



Kingsgate
Godalming

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APPROX. GROSS
INTERNAL FLOOR AREA
594 SQFT / 55 SQM

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.

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Emery & Orchard
ESTATE AGENTS

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.

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