



3 Sycamore Court Long Gore

Farncombe Surrey GU7 3TS

Asking Price: £215,000 Leasehold

- No Onward Chain
- Short Walk of Local Shops
- Easy Reach of Village Centre & Main Line Station
- Open Plan Living Room/Kitchen
- Two Double Bedrooms
- Bathroom
- Electric Night Storage Heating
- Double Glazed Windows
- Residents Parking
- Direct Access into Communal Gardens



Ideally positioned on the ground floor of this conveniently located development, this bright and spacious two-bedroom apartment offers a perfect blend of comfort and convenience. The property has the rare and enviable benefit of direct access into the communal gardens, creating a seamless extension of your living space. Perfectly situated for modern living, the apartment sits just moments from excellent local shops and a mainline station, offering a swift and direct 45-minute connection into London.





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

Farncombe Village Centre – 0.6 miles Godalming – 1.4 miles

Infant School – 0.5 miles Primary School – 0.3 miles

Secondary School – 0.8 miles

Doctors – 0.5 miles Dentist – 0.5 miles

A3 – 2.3 miles M25 – 12.5 miles M3 – 14 miles

Council Tax Band - D Payable - £2,188

Energy Efficiency Rating - C

The ground rent is fixed at £10 per year permanently.

The original lease start date was 2nd February 1989 for 125 years and has been extended by another 90 years.

The service charges are not fixed. They are a fixed proportion 1/15th share of the costs incurred managing the block of flats. For 2024/2025 the fee was £1,196.28

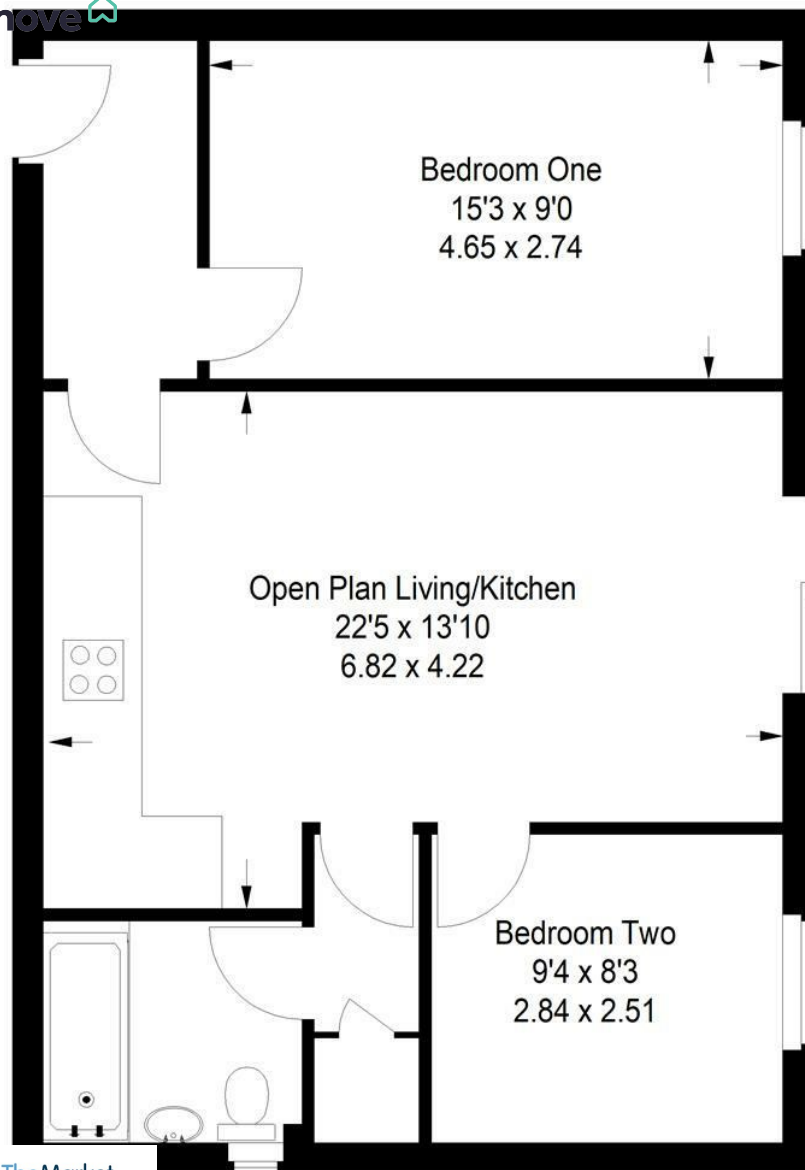


From our office in the High Street, proceed down Bridge Street and into Bridge Road. At the roundabout turn right into Meadow (A3100) towards Guildford and take the third turning left into Hare Lane which merges with Farncombe Street. At the T-junction turn right into Summers Road bearing round to the left over the railway crossing into Bourne Road that merges into Green Lane. Continue for half a mile passing Barnes Road on your left and then take the next turning right into Long Gore.



Sycamore Court, Farncombe

APPROX. GROSS
INTERNAL FLOOR AREA : 595 SQFT / 55 SQM



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.



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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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.