

52 Allingham Court Summers Road

Farncombe Surrey GU7 3AW

Asking Price: £325,000 Leasehold

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- Moments from the Village Centre
- One Bedroom Bungalow
- Delightful Living Room
- Fitted Kitchen
- Double Bedroom with Built In Wardrobe
- Refitted Shower Room
- Residents' Lounge & Laundry Room
- Resident Scheme Manager & Security Entry Phone System
- Attractive Communal Gardens
- Residents & Visitors Parking



A delightful one-bedroom bungalow situated within the popular Allingham Court development, designed for the over 60's. The property is presented in good condition throughout, offering light and well-proportioned accommodation including a comfortable living room, fitted kitchen, double bedroom with built-in storage, and a modern shower room. Set within attractive and well-maintained communal gardens, the bungalow enjoys a convenient position just moments from local shops and transport links. Ideal for those seeking low-maintenance, easy access living in a friendly and well-kept setting.

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Residents Lounge




LP14 CZ









Short Walk of Village centre

Farncombe Main Line Station – 100 Metres

Godalming – 0.8 miles

Doctors – 0.8 miles Dentist – 0.5 miles

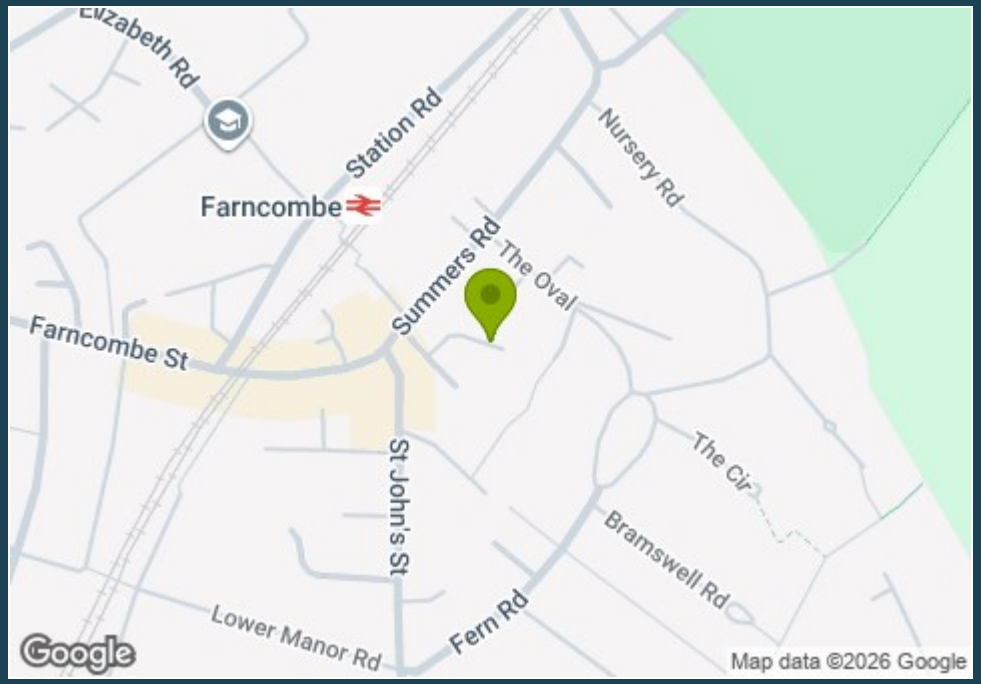
A3 – 2.8 miles M25 – 14.8 miles

Council Tax Band - D Payable - £2519.93p (2025/26)

Lease Term – 125 Years from 1988 Maintenance – £252.85 Monthly

Ground Rent – £ 100 PA

Energy Efficiency Rating - E





Directions: BOX 421 A1 Proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit on to Meadrow (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.

rightmove

52 Allingham Court, Farncombe

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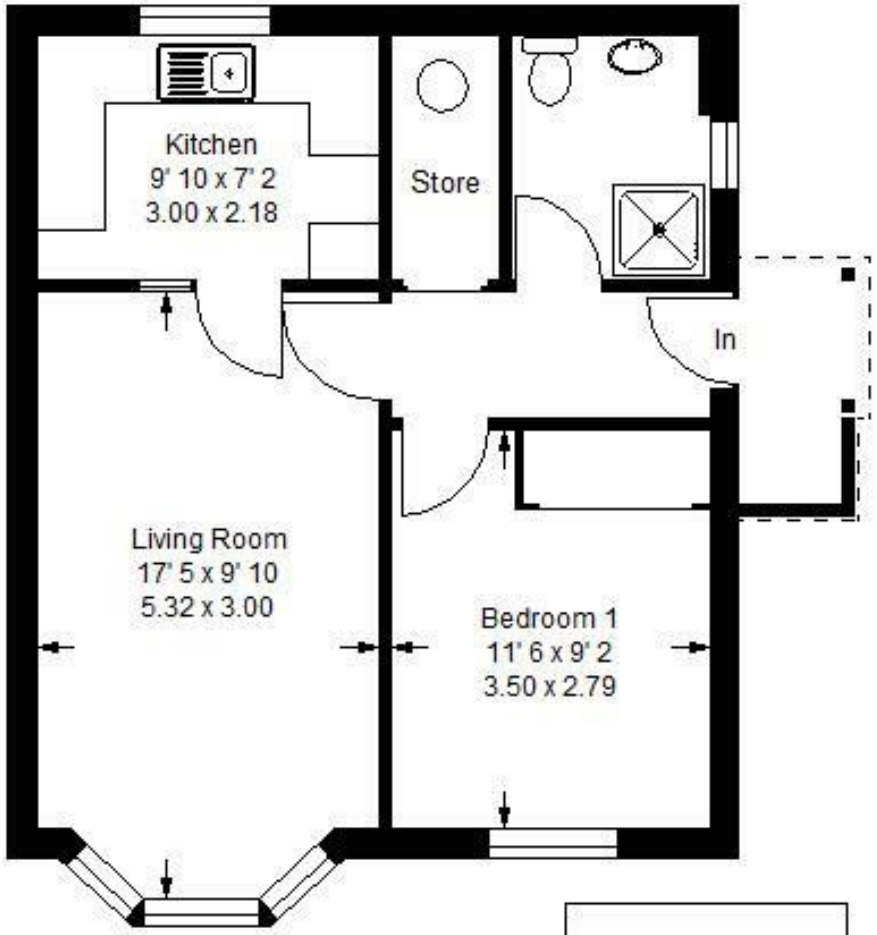

APPROX. GROSS INTERNAL FLOOR AREA : 452 SQFT / 42 SQM

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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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The Property Ombudsman

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.