

10 Kings Gate Kings Road

Farncombe GU7 3EY

Asking Price £157,500 Leasehold

Emery& Orchard
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- No Onward Chain
- Close To Local Transport
- Living Room Access Onto Patio & Communal Garden
- Fitted Kitchen
- Double Bedroom With Built In Wardrobes
- Shower Room
- Monitored Alarm Call System
- Electric Heating & Double Glazing
- Resident's Parking Area
- Attractive Communal Gardens



A delightful one bedroom ground floor retirement flat providing bright and well planned accommodation that includes an entrance hall, living room with door onto a patio and communal garden, fitted kitchen with oven & hob, double bedroom and shower room. Outside there is an attractive communal garden and residents parking area. The property occupies a convenient location forming part of a small low level development within easy reach of both Farncombe and Godalming centres offering an excellent range of shops, restaurants, leisure and recreational facilities, main line stations and nearby bus routes.

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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 - £2349.63p (2026/27)

Energy Efficiency Rating C

New 99 Year Lease – Ground Rent Nil

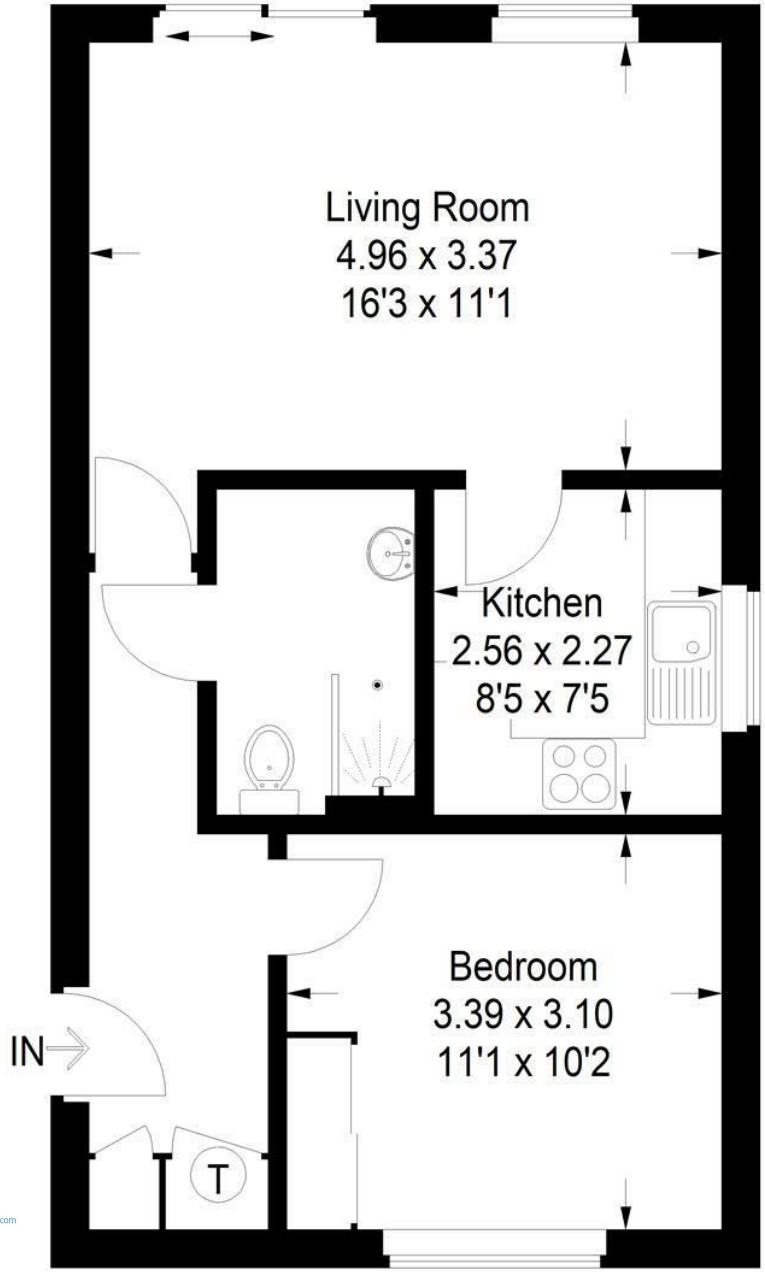
Service Charge - £3458.45p (2025/26)





BOX 421 K2 Proceed out of Godalming on the A3100 Meadrow for approximately one mile taking the fourth turning on your left hand side into Kings Road. Kingsgate will then be found after approximately 50 yards on the right hand side.





Kingsgate, Godalming

Approximate Gross Internal Area
= 46.6 sq m / 502 sq ft

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. 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.