

37 Allingham Court Summers Road

Farncombe Surrey GU7 3AW

Asking Price: £159,500 Leasehold

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



A delightful one bedroom 1st floor apartment, forming part of the popular Allingham Court retirement development designed for the over 60's. The property provides well planned accommodation and is set in attractive communal gardens and benefits from an on-site Estate Manager, large residents lounge, guest suite & laundry. The property is ideally located being only moments from Farncombe Village centre with all its excellent shops, facilities and station.

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Residents Lounge







Short Walk of Village centre

Farncombe Main Line Station – 50 Metres (Waterloo approx. 45 mins)

Godalming – 0.8 miles

Doctors – 0.8 miles Dentist – 0.5 miles

A3 – 2.8 miles M25 – 14.8 miles

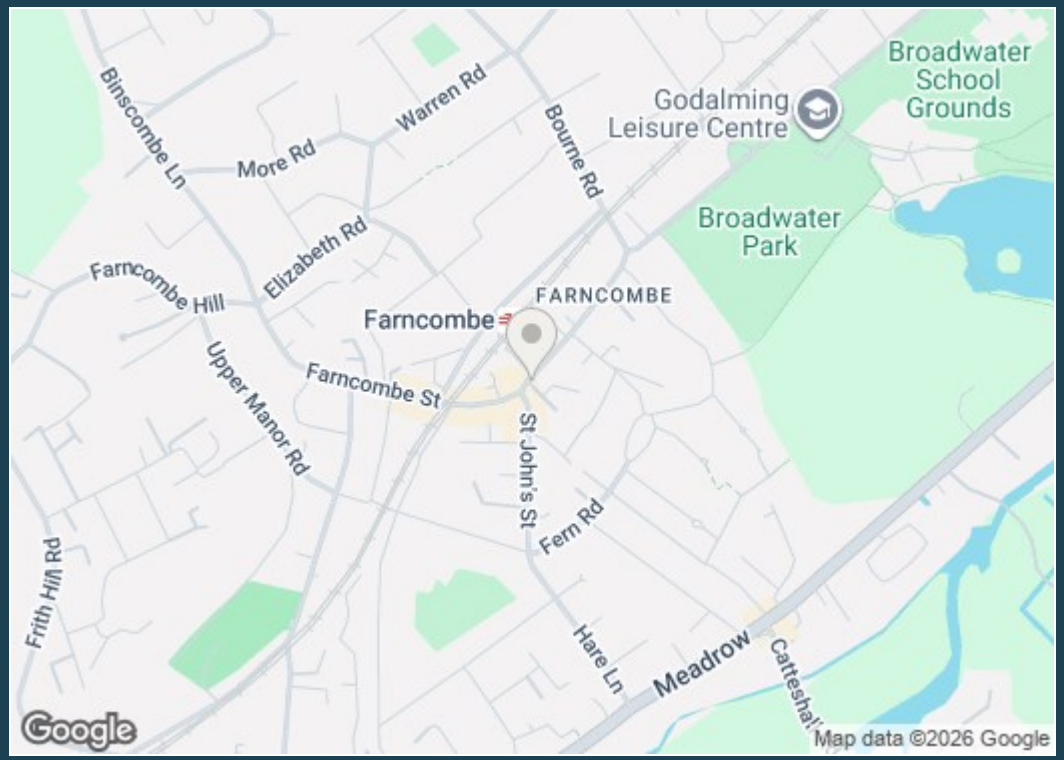
Council Tax Band - D Payable - £2406.18p (2024/25)

Lease Term – 125 Years from 1988 Maintenance – £3018.21PA (1st Jan 2024 - 31 Dec 2024)

Ground Rent – £ 100 PA

Energy Efficiency Rating B

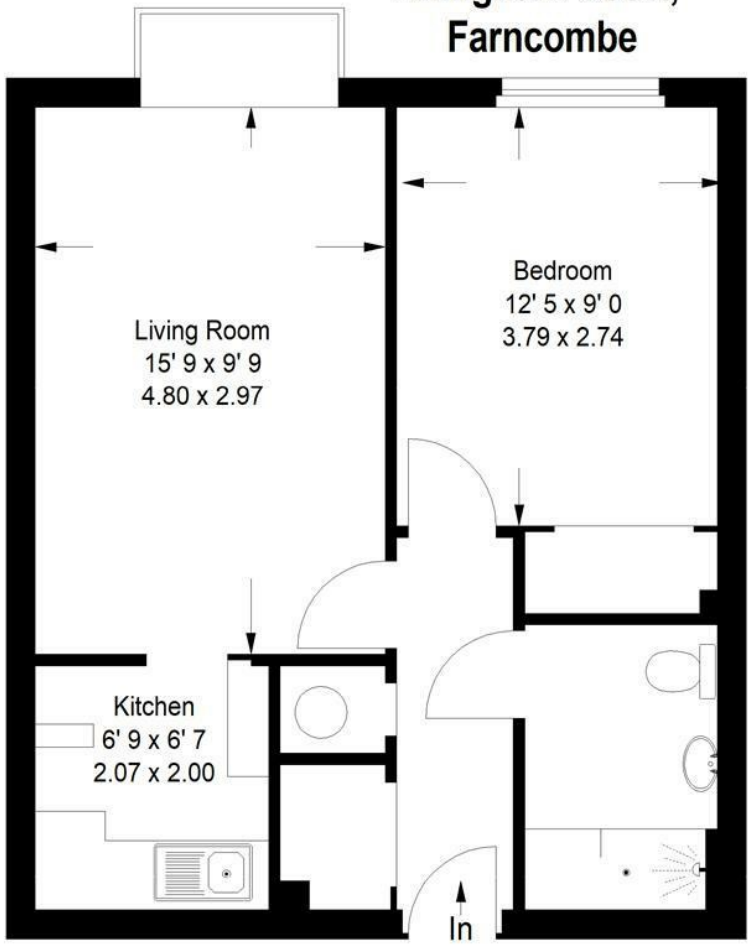




Directions: Proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit on to Meadrow (the A3100) and then take the third turning on your left hand side into Hare Lane. Continue along Hare Lane which leads into St Johns Street and at the 'T' junction turn right into Summers Road and then immediately right into the entrance of Allingham Court.

rightmove

Allingham Court, Farncombe



APPROX. GROSS INTERNAL FLOOR AREA: 434 SQFT / 40 SQM

This plan is for representation purposes only. Reproduced from plans supplied by the 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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