



21 Allingham Court Summers Road

Farncombe Surrey GU7 3AW

Asking Price: £299,500 Leasehold

- Direct Access On To Communal Gardens
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Electric Heating
- Double Glazed Windows
- Resident's Lounge, Laundry & Guest Suite
- Resident Scheme Manager
- No Onward Chain



A bright and well planned two bedroom ground floor apartment with direct access to the communal gardens. The property forms part of the popular Allingham Court retirement development which includes an on-site estate manger, residents lounge, guest suite and laundry. Allingham Court is ideally located only moments from Farncombe village centre with its excellent local shops, facilities, bus routes and mainline station.









Short Walk of Village Centre

Godalming - 0.8 miles

Main Line Station – 0.1 miles (Waterloo approx. 45 mins)

Binscombe Medical Centre – 0.8 miles

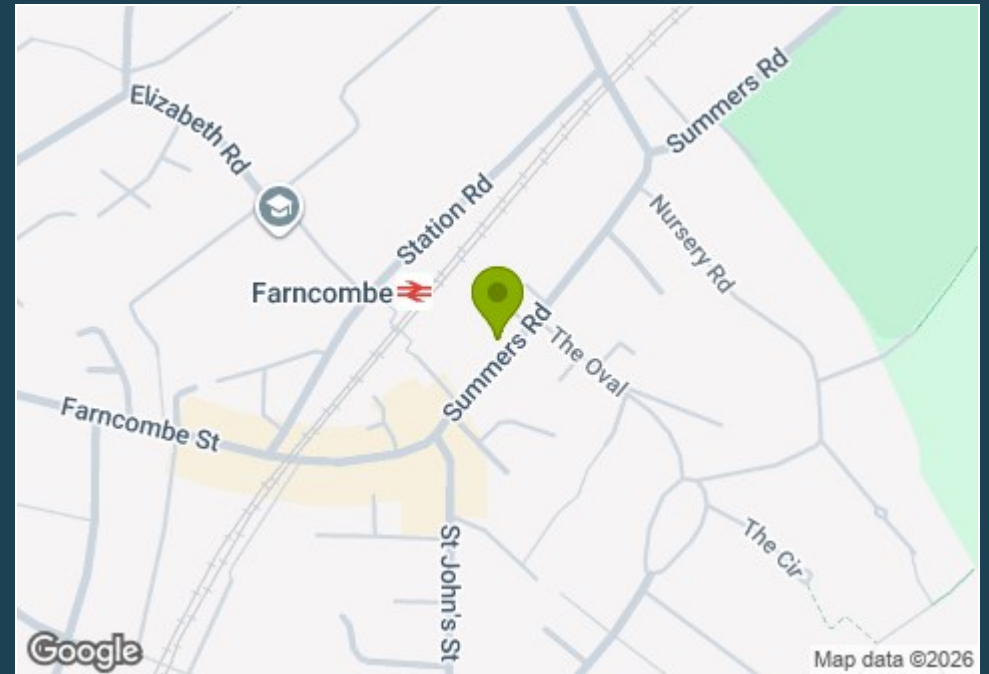
Farncombe Dental Care – 0.5 miles

A3 – 2.8 miles M25 – 14.8 miles

Council Tax Band - C Payable - £2,040.60p (2024/25) Energy
Efficiency Rating - D

Maintenance & Building Insurance - £3522.36 Per Annum (TBC)

Ground Rent - £100 Per Annum Leasehold - 125 Years From 1988



Directions: BOX 416 - A1 Proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit on to Meadow (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.

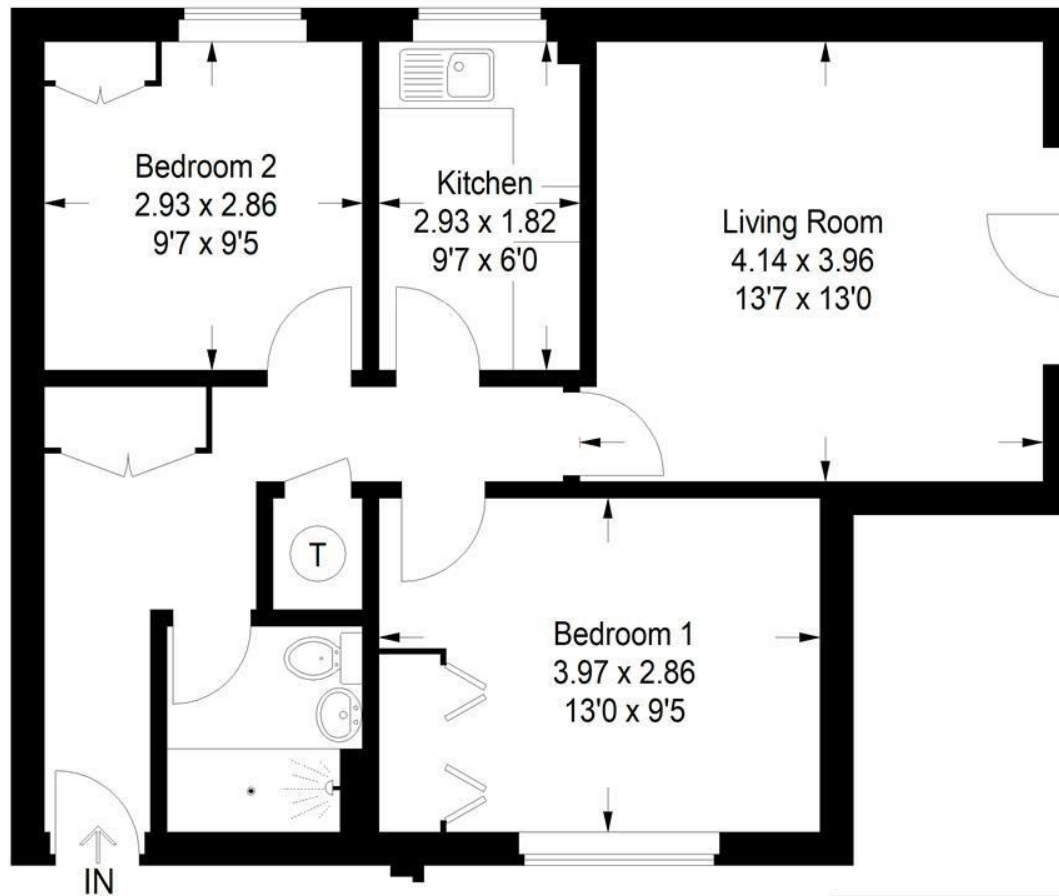


**Emery &
Orchard**
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email: office@emery-orchard.co.uk



Approximate Gross Internal Area
57.9 sq m / 623 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.

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.