



Summers Road, Godalming, Surrey GU7 3AW

Guide Price £175,000

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This beautifully decorated one bedroom retirement apartment is situated on the second floor of the popular Allingham Court Development located in the heart of Farncombe and close proximity of the local shops and amenities and mainline train station.

The entrance hall has plenty of storage entrance to the shower room with a white suite and double walk in shower. The bedroom is double in size and has ample storage. The living room is a very bright room and has a modern feature electric fire and Kitchen to the rear of the room. There are a range of base level and eye level units in the kitchen with fitted appliances, a two ring electric hob and sink and modern taps with chopping board over making great use of the space.

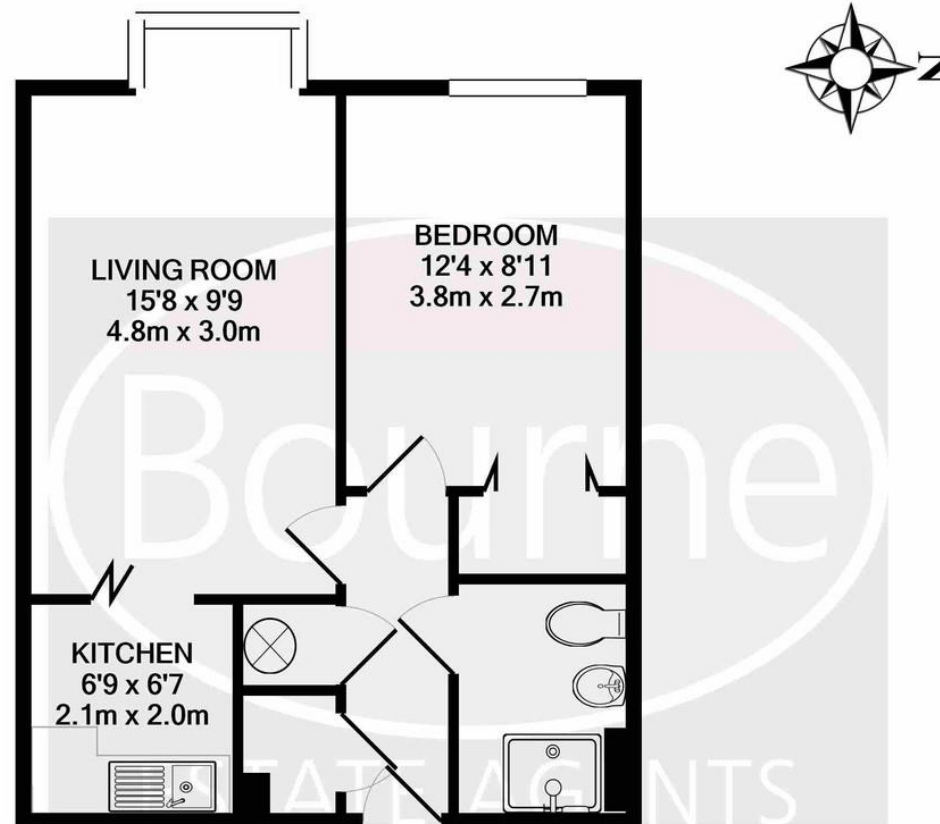
Recently refurbished and including modern fixtures and fittings throughout this development has an on-site manager access to the residence lounge, a laundry room and lift with ample residents parking. This property also has LED Lighting, updated electric heating and beautifully kept grounds.

Viewings are highly recommended.

- ***NO ONWARD CHAIN***
- One Bedroom
- Retirement Apartment
- On-site manager
- Refurbished with modern fittings
- Lift access
- Ample visitor parking
- Close proximity of local shops and main line station
- Double glazed throughout
- Residents lounge and laundry room



Floor Plan



TOTAL APPROX. FLOOR AREA 431 SQ.FT. (40.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Location

Farncombe is a satellite of Godalming, being about one and a half miles distant and boasts its own shopping parade, including a butchers, chemist and newsagents. In addition Farncombe has its own mainline station (Waterloo usually around 45 minutes). Guildford is just three miles to the north, whilst the A3 at Compton provides access to London and the south coast with links, via the M25 at Cobham, to Gatwick and Heathrow airports. Schools are well catered for in the area, including primary and junior as well as Broadwater Comprehensive. There is a sixth form college at Holloway Hill, Godalming. A number of independent schools are also available in the district.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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