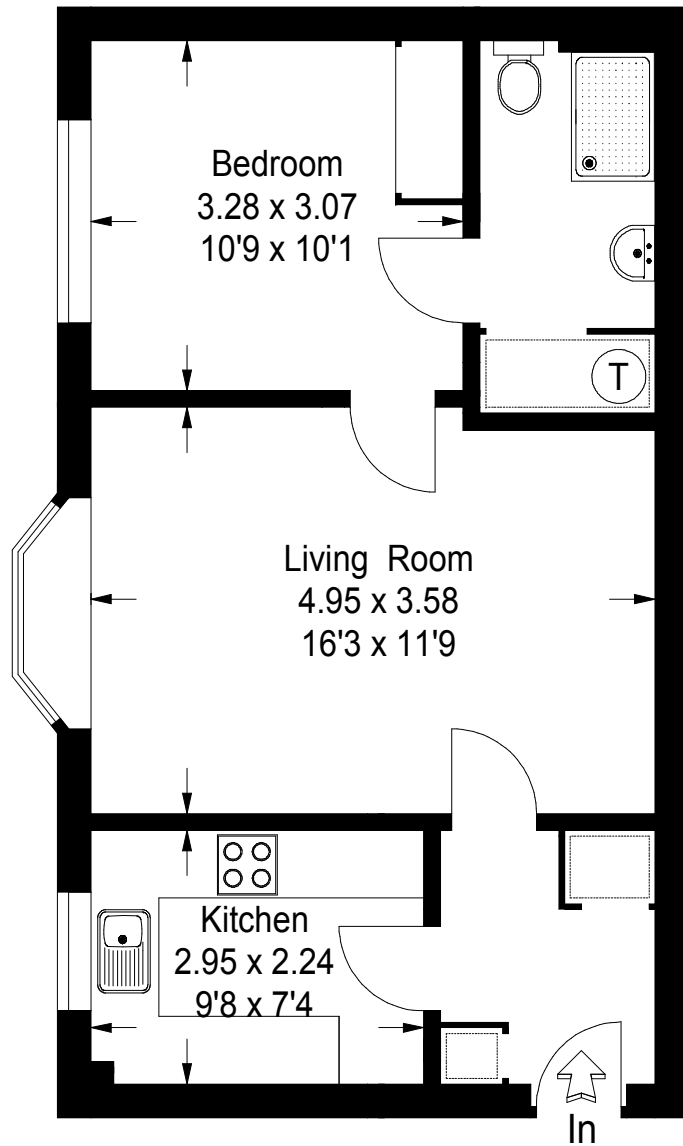


01483 419 300

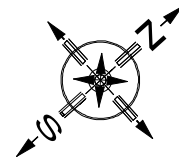
www.emery-orchard.co.uk

20 High Street Godalming Surrey GU7 1EB fax 01483 419 400

e-mail office@emery-orchard.co.uk



Approximate Gross Internal Area :-
47 sq m / 506 sq ft



= Reduced headroom below 1.5 mt / 5'0

FLOORPLANZ © 2007
01483 755510 Ref 23685

This plan is for layout guidance only. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



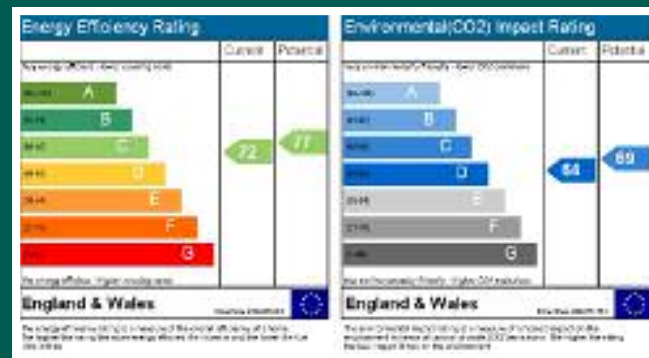
Kingsgate Kings Road Farncombe Surrey GU7 3HU
Price: £80,000 Leasehold

Carpeted communal Entrance Hall with security entry system : Private Entrance Hall : Living Room : Kitchen : Bedroom with en-suite Shower Room : Night storage heating : Sealed unit double glazed windows : Residents Parking Area : Small Communal Garden



20 High Street Godalming
Surrey GU7 1EB
01483 419 300

www.emery-orchard.co.uk
Office open Sundays between 10am and 1pm



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.



Kingsgate, Kings Road, Farncombe, Surrey GU7 3HU

Kingsgate, Kings Road, Farncombe, Surrey GU7 3HU

SITUATION: The flat is conveniently located in Kings Road which is situated within easy access of Farncombe village centre and railway station. Farncombe itself provides an excellent range of shops, a supermarket, bus services and main line station which serves Waterloo in approximately 45 minutes. Access to the A3 is available at Compton and provides road communications to London and the south coast as well as giving access to both Heathrow and Gatwick airports via the M25 and M23 motorways. Godalming town centre is just over one mile distant and provides a more comprehensive range of facilities together with a wide choice of public houses and restaurants. The county town of Guildford is also within easy reach lying approximately 4 miles to the north. For the walking enthusiast the area is surrounded by some of Surrey's most beautiful countryside there being much common and heath land owned or managed by The National Trust.

DESCRIPTION: The property is a ground floor one bedroom flat forming part of this small retirement development being conveniently located within easy reach of Farncombe village centre. Internally the flat provides accommodation that includes an entrance hall, living room, kitchen, bedroom with en-suite shower room. The flat also benefits from sealed unit double glazed windows and electric night storage heating.

The following accommodation with approximate room sizes is as follows:

Security entry phone system, glazed door to:

CARPETED COMMUNAL ENTRANCE HALL: front door to:

ENTRANCE HALL: built-in cloaks cupboard and built-in storage cupboard, night storage heater, wall mounted entry phone with alarm pull cord.

LIVING ROOM: 16' 3 x 11' 9 (4.95m x 3.58m) at maximum with bay window with deep display sill, night storage heater, sealed unit double glazed windows, range of fitted book/display shelves, alarm pull cord.

KITCHEN: 9' 8 x 7' 4 (2.95m x 2.24m) fitted with range of units comprising single bowl single drainer sink unit set in adjoining work surfaces with cupboards and drawers below, space and plumbing for washing machine, built-in Phillips electric oven with four ring hob and filter hood above, space for upright fridge/freezer, excellent range of eye level cupboards, part tiled walls, sealed unit double glazed windows, wall mounted Dimplex electric fan heater.

BEDROOM: 10' 9 x 10' 1 (3.28m x 3.07m) at maximum into recess including built-in double hanging wardrobe with fitted shelf, wall mounted Dimplex electric heater, sealed unit double glazed windows.

EN-SUITE SHOWER ROOM: with enclosed shower cubicle with mixer shower, low level WC, pedestal wash hand basin, wall mounted Dimplex electric fan heater, shaver point, airing cupboard with slatted shelves housing pre-lagged copper cylinder tank with immersion heater.

OUTSIDE

RESIDENTS PARKING AREA

SMALL COMMUNAL GARDEN

DIRECTIONS: Proceed out of Godalming on the A3100 Meadrow for approximately one mile taking the fourth turning on your left hand side into Kings Road. This property will then be found after approximately 50 yards on the right hand side.