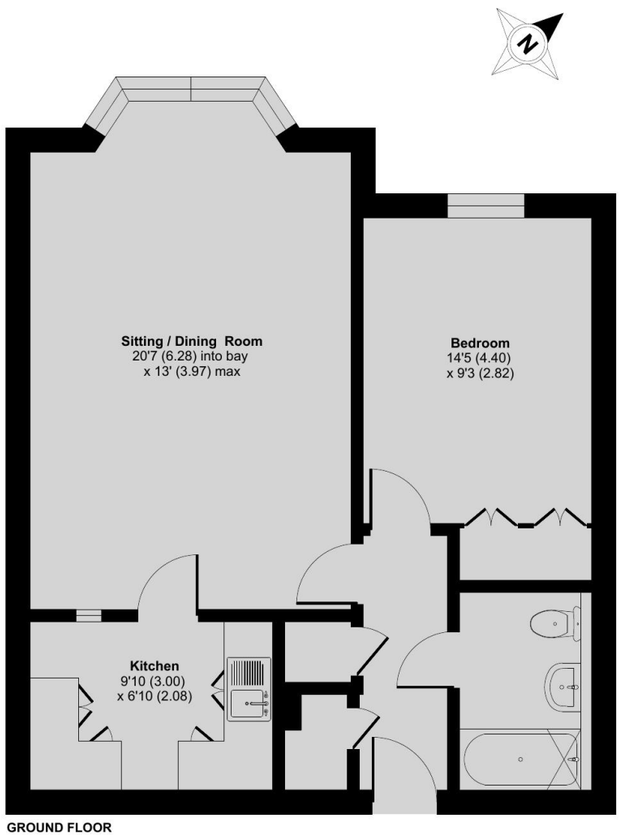
Seymours

Allingham Court, Summers Road, Farncombe, GU7

Approximate Area = 576 sq ft / 53.5 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1471402

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	C	576	0.09 miles	Band C	Advised £3,024 PA	Yes, see Below

Lease Length – Advised 87 years remaining. (Published June 2026).

Ground Rent Charge – Advised £100 PA, rising £50 every 25 years up to £250 PA

Services - The property has mains water, electricity, electric storage heaters fired central heating to radiators and mains drainage.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.



9 Allingham Court, Summers Road, GU7 3AW

£185,000 Leasehold

Spacious retirement apartment for the over 60s, featuring an impressive 20ft bay-fronted sitting/dining room, generous double bedroom and lift access, all within a sought-after development close to Farncombe station and local amenities. Offered with no onward chain.





Seymours

Your property partner for life

Situated within the retirement development of Allingham Court, this one-bedroom apartment offers bright and generously proportioned accommodation extending to approximately 576 sq ft. Designed exclusively for the over 60s, the property enjoys a peaceful setting within communal grounds, whilst remaining conveniently positioned for Farncombe's local amenities and mainline station.

Accessed via a secure intercom entry system, the development benefits from lift access to all floors, providing ease and convenience for residents and visitors alike. Upon entering the apartment, a spacious entrance hall creates a welcoming first impression and incorporates useful built-in storage cupboards, ideal for coats, household items and everyday practicality.

The impressive sitting/dining room is undoubtedly a standout feature of the home, extending to over 20ft in length and offering excellent versatility for both relaxation and entertaining. A large bay window frames attractive views over the surrounding area, flooding the room with natural light and creating a wonderfully bright and airy atmosphere. Soft neutral décor and fitted carpeting enhance the sense of comfort, while glazed doors lead seamless passagae through to the adjoining kitchen.

The kitchen is fitted with a range of matching wall and base units complemented by contrasting work surfaces, tiled splashbacks and wood-effect flooring. There is ample cupboard storage together with designated space for appliances.

The double bedroom is generously proportioned and enjoys a pleasant outlook, with fitted wardrobes providing excellent storage without compromising on floor space. Adjacent to the bedroom, the bathroom is appointed with a white suite comprising a panel-enclosed bath, wash hand basin and WC.



Externally, Allingham Court is set within communal gardens featuring mature planting, established shrubs and seasonal colour, all thoughtfully maintained to provide residents with inviting outdoor spaces in which to relax and socialise. The development further benefits from residents' parking, a communal lounge, laundry facilities, guest accommodation (subject to availability), an on-site manager and the reassurance of a Careline emergency assistance system.

Offered to the market with no onward chain, this delightful apartment presents an excellent opportunity for those seeking secure and independent retirement living within a friendly and well-established community.

Farncombe village offers a range of day-to-day amenities including independent shops, cafés, supermarkets and healthcare facilities, whilst Farncombe mainline station provides direct services to London Waterloo. Nearby Godalming is renowned for its picturesque High Street, vibrant community atmosphere and excellent selection of restaurants, leisure facilities and riverside walks along the River Wey. The surrounding Surrey Hills Area of Outstanding Natural Beauty offers an abundance of scenic countryside, perfect for enjoying the outdoors throughout the year.







