



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



40 Cobblers close, Farnham Royal, Berkshire. SL2 3DT.

£280,000 Share of Freehold

Embrace the essence of refined living in this ground floor apartment, nestled within the sought-after location of Farnham Royal and surrounded by scenic beauty.

Offering a share of freehold and a lease stretching over 900 years, it stands as a rare gem in today's competitive market.

Step into this ground floor sanctuary from the outside world. The newly revamped kitchen completed in 2020, is a masterpiece of contemporary design, boasting sleek finishes and top-notch appliances. Meanwhile, the expansive lounge exudes warmth and sophistication, accentuated by its welcoming wood flooring.

Retreat to the generously proportioned master bedroom, complete with ample storage space provided by fitted wardrobes. Bedroom two is a good size and can cater to guests, family members, or even a dedicated home office. The family bathroom was refurbished in 2021 and comes tiled with a shower over bath arrangement.

Convenience is key, and this property delivers with included parking and a garage. The property also comes with ample outdoor communal space. Call us on 01753 643 555 to view this meticulously updated abode.

#### AREA

Farnham Royal is well served by road and rail links with the larger neighbouring towns of both Gerrards Cross and Beaconsfield providing direct rail access into London Marylebone in around 20 minutes. In 2022/23 Crossrail at nearby Burnham will provide commuters with easy access across central London to Canary Wharf. The motorway network of the M40, M25 and M4 are all also within easy reach.

Renowned for its excellent grammar schooling along with a range of state and independent schools including Caldicott in



Farnham Common, Dair House in Farnham Royal and Maltmans in Gerrards Cross.

Farnham Royal also has its own OFSTED Good Rated Infant school which is within walking distance.

Don't miss your chance to own this fantastic apartment with a share of freehold, and a lease that will last for generations to come.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Important Notice**

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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