



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



18 Cobblers Close, Farnham Royal, Buckinghamshire. SL2 3DT.

£275,000 Share of Freehold

Experience the pinnacle of cozy living in this bright and airy ground floor apartment. Nestled in the desirable location of Farnham Royal, this residence seamlessly blends convenience with ample space. Boasting a share of freehold and an extensive lease stretching over 900 years, it presents a rare gem in today's real estate market. Plus, with a hassle-free no onward chain sale, settling into this enchanting abode is a breeze.

Savor the serenity and seclusion of residing on the ground floor. Here, tranquility reigns supreme, offering a respite from the outside world. The well-appointed kitchen is in pristine condition. Meanwhile, the spacious lounge exudes warmth with its inviting wood flooring.

The master bedroom is generously sized and features fitted wardrobes, ensuring ample storage space. Bedroom two offers similar proportions, providing versatility for guests, family members, or even a dedicated home office. The family bathroom is in good condition and accompanies a shower over bath.

Convenience is paramount, and this property doesn't disappoint. With parking and a garage included, rest assured your vehicles will be securely housed, adding an extra layer of ease to your daily routine.

AREA

The current owners have cherished this property for over 20 years, a testament to its comfort, appeal, and the strong sense of community in the 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+) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.



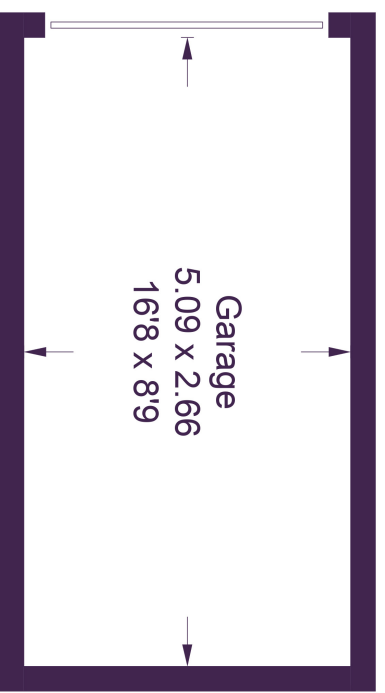
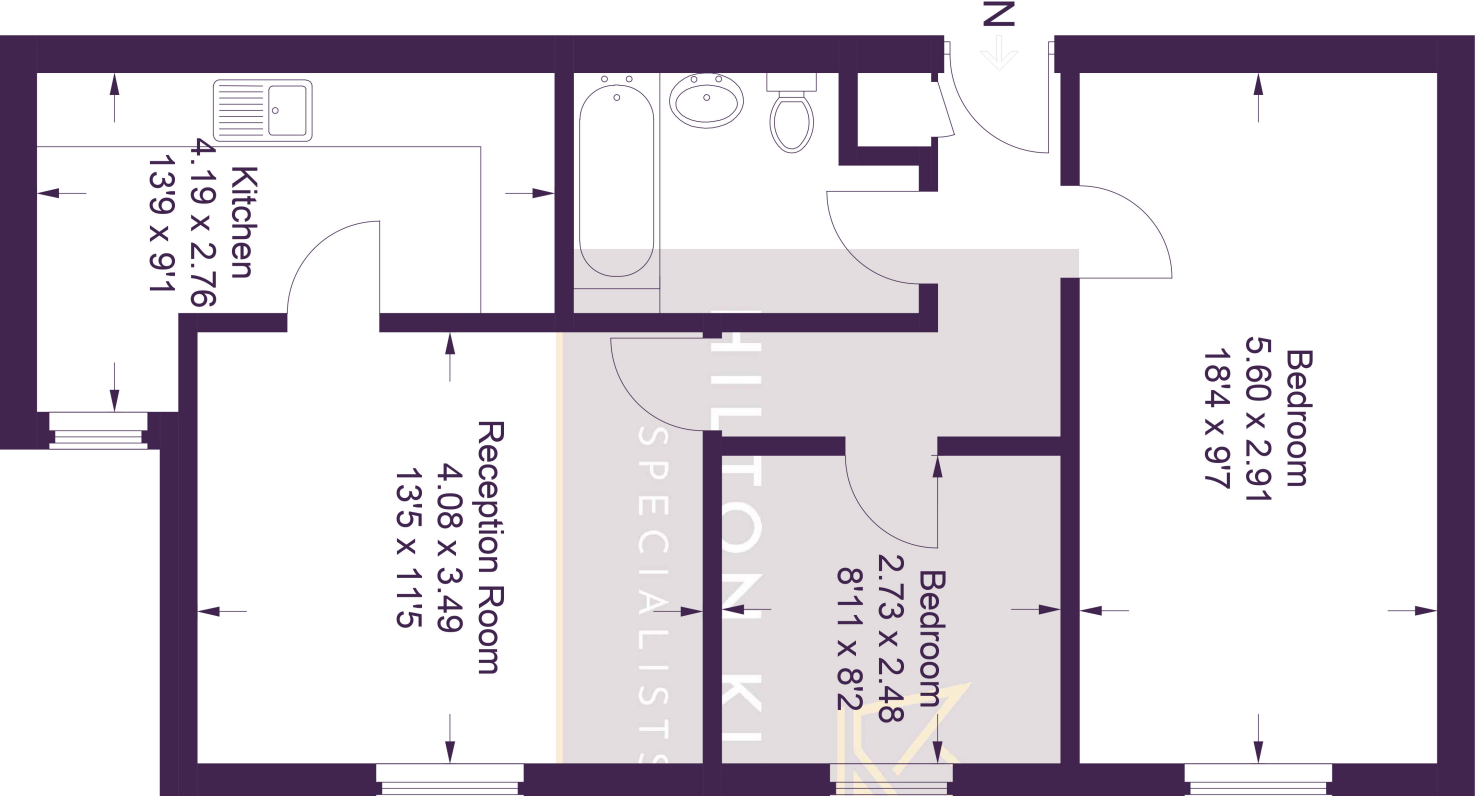
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18 Cobblers Close

Approximate Gross Internal Area = 60.0 sq m / 646 sq ft
Garage = 13.5 sq m / 145 sq ft

Total = 73.5 sq m / 791 sq ft



(Not Shown In Actual
Location / Orientation)

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

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