



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



19 Heathlands, Beaconsfield Road, Farnham Common, Buckinghamshire. SL2 3FQ.

£305,000 Leasehold

Heathlands is a Retirement Living development built by the renowned McCarthy & Stone - the only house builder to win the Home Builders Federation 5 star award for thirteen years running.

Designed exclusively for the over 60's, this development comprises of 20 one and two bedroom apartments with numerous communal facilities such as a Club Lounge, Guest Suite and beautiful landscaped gardens. There are also lifts to all floors.

You will find spacious living and dining areas, fully fitted kitchens and well appointed level access shower rooms all tastefully finished to the highest standard.

There is a 24 hour emergency call system provided by a personal pendant as well as an on-site House Manager during office hours. The stunning club lounge is designed for you to relax with family and friends in comfortable surroundings and there is Guest accommodation with TV available (for an extra charge) when family and friends come to stay. You are free to enjoy book clubs, film nights and day trips can be booked.

Apartment 19 is a one bedroom first floor apartment with an open plan living dining and kitchen with breakfast bar. Heading outside the double doors is a large terrace over looking some beautiful views and the Farnham Common rooftops. The master bedroom is a great size and has a perfect reading area. A shower room completes the apartment.

AREA

Situated in the heart of the action, with The Broadway at your doorstep, you'll have access to a diverse range of shops and dining options, including Costa Coffee, Tesco, Sainsburys and the very popular La Cantina Del Vino Italian restaurant.



Farnham Common is ideally situated for numerous leisure facilities including the 500 acres of historic woodland at Burnham Beeches, ideal for its attractive country walks, cycling paths and a relaxing café.

Farnham Common 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.

Crossrail at nearby Burnham & Slough provides 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. Burnham/Gerrards Cross and Slough Stations are all approximately 3 miles away.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(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.

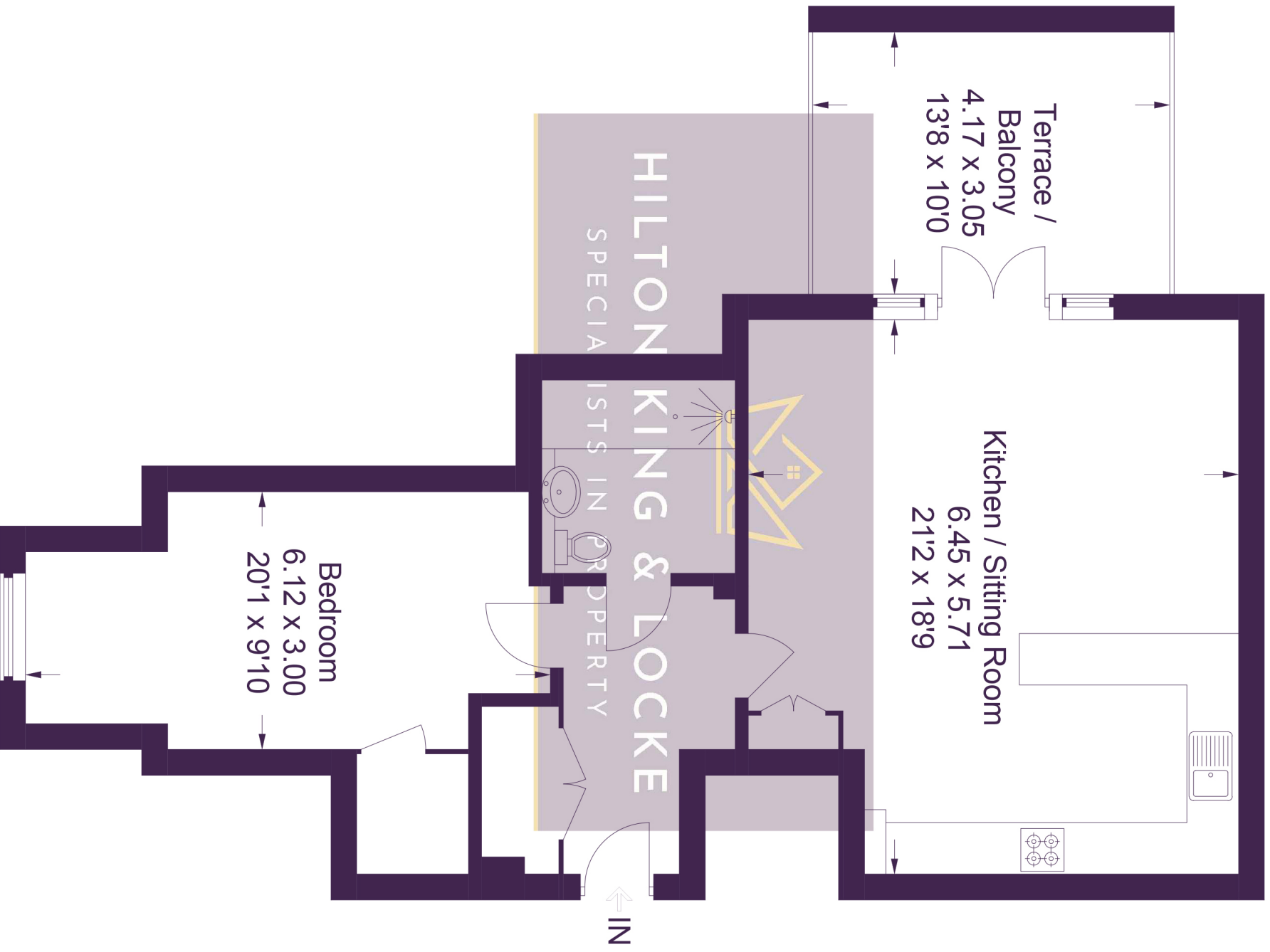


The Broadway
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

19 Heathlands, Beaconsfield Road

Approximate Gross Internal Area
67.2 sq m / 723 sq ft



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.