



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



100 Guardian Court, Langtons Meadow, Farnham Common. SL2 3NR.

£160,000 Leasehold

An excellent one bedroom bungalow situated at the end of a popular cul-de-sac for the over 60's.

The property itself is an impressive size and comes with well kept communal grounds and parking.

Includes a front aspect living/dining room, a rear aspect fitted kitchen with granite tiled floor, an excellent sized double bedroom and a family bathroom with a panel bath.

There is also double glazing and gas central heating.

Other benefits on site include a communal laundry room with washing machine and dryer, plus a guest suite for relatives which is available for a separate daily charge.

Guardians Court is situated off Langtons Meadow which is a short walk to The Broadway and its many local amenities which include Costa, Tesco, Sainsburys amongst other shops and restaurants.

The stunning Burnham Beeches are also a short walk plus the M40, M25 and M4 are all within easy reach. Sold in partnership with Anchor retirement developments under a government sponsored scheme for the elderly, there is 24 hour support and Alarm call service offering piece of mind for the owner and their family, with a service charge of around £180.91 per month*.

*** ALL SERVICE CHARGES WILL NEED TO BE DOUBLE CHECKED WITH SOLICITORS**





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.

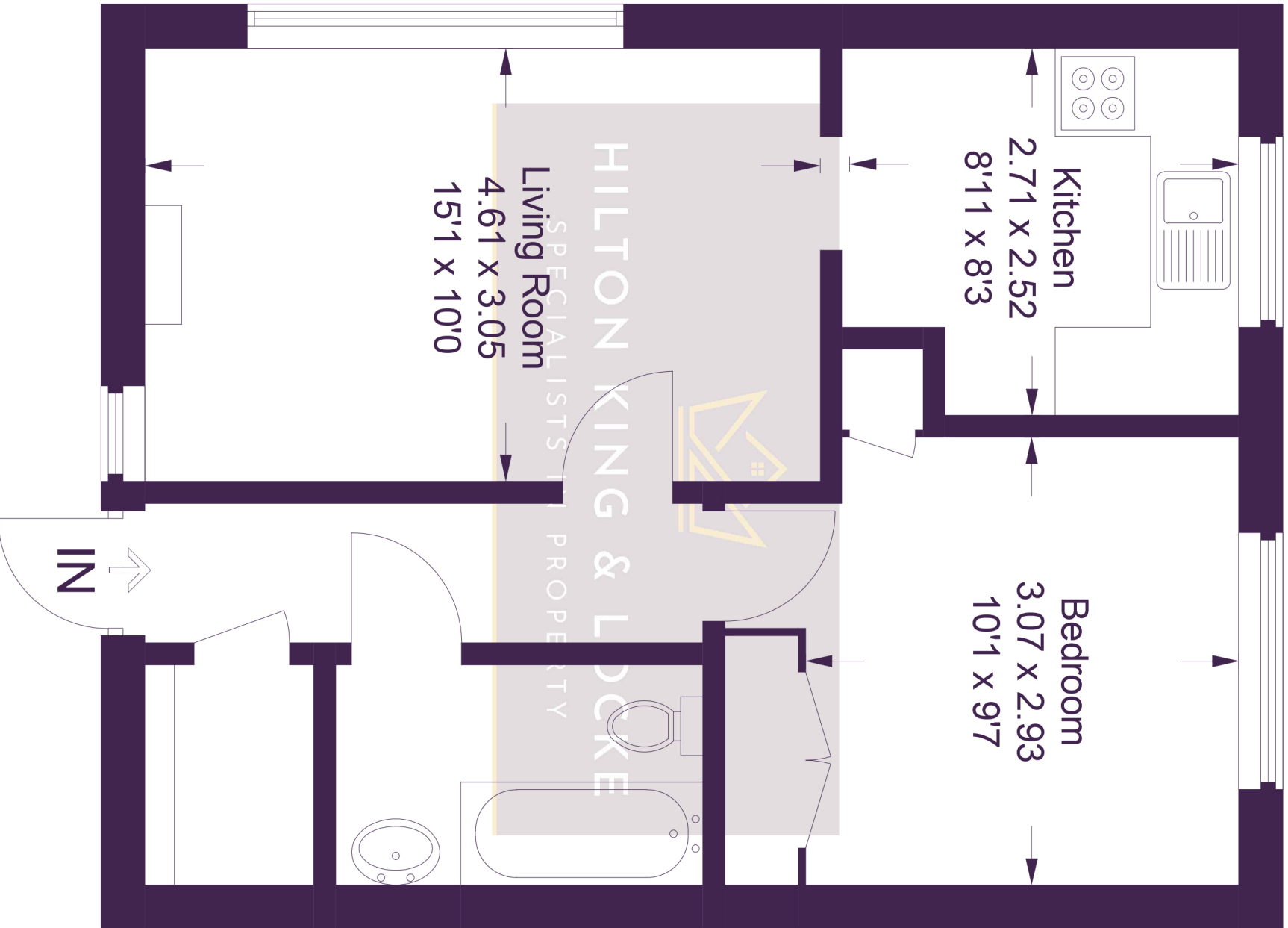


The Broadway
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

100 Guardian Court

Approximate Gross Internal Area
42.6 sq m / 458 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.