



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



5 Purton Court, Purton Lane, Farnham Royal, Buckinghamshire. SL2 3LX.

£450,000 Leasehold

A delightful and spacious two bedroom apartment with hugely impressive accommodation of 1170 square ft. Located in Purton Court, a peaceful setting, and a small close of just 10 properties surrounded by stunning, extensive, and secluded communal grounds.

This well-planned ground floor property offers bright, light and spacious accommodation that has picture windows offering views over and access onto the delightful communal gardens.

You access the apartment via a private entrance door which leads into a hallway with storage. To the front is a modern fitted kitchen that offers a twin front aspect, while also found directly off the hall are a cloakroom and the spacious 21'10 x 19'11 living/dining room. This superb space is again twin aspect and offers stunning views over the grounds, plus has a door that gives direct access onto a patio area.

Off the living room is a further, inner hall that gives you access to both double bedrooms and a shower room. Bedroom one measures 13'5 x 12'1, bedroom two 14'4 x 12'1, and both rooms offer a twin aspect.

There is ample communal parking out to the front of the property, and there is also a garage in a nearby block that has power. The property comes with share of Freehold and a 947 year lease.

THE AREA

This sought after development is set in a delightful rural location, just a 10 minute walk from Farnham Common village centre with its excellent range of facilities.

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. Crossrail at nearby Burnham 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.

SCHOOLS

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 Common also has its own excellent Infant and Junior Schools which are both walking distance to the property. For a full list of catchment schools visit www.buckscc.gov.uk.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(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

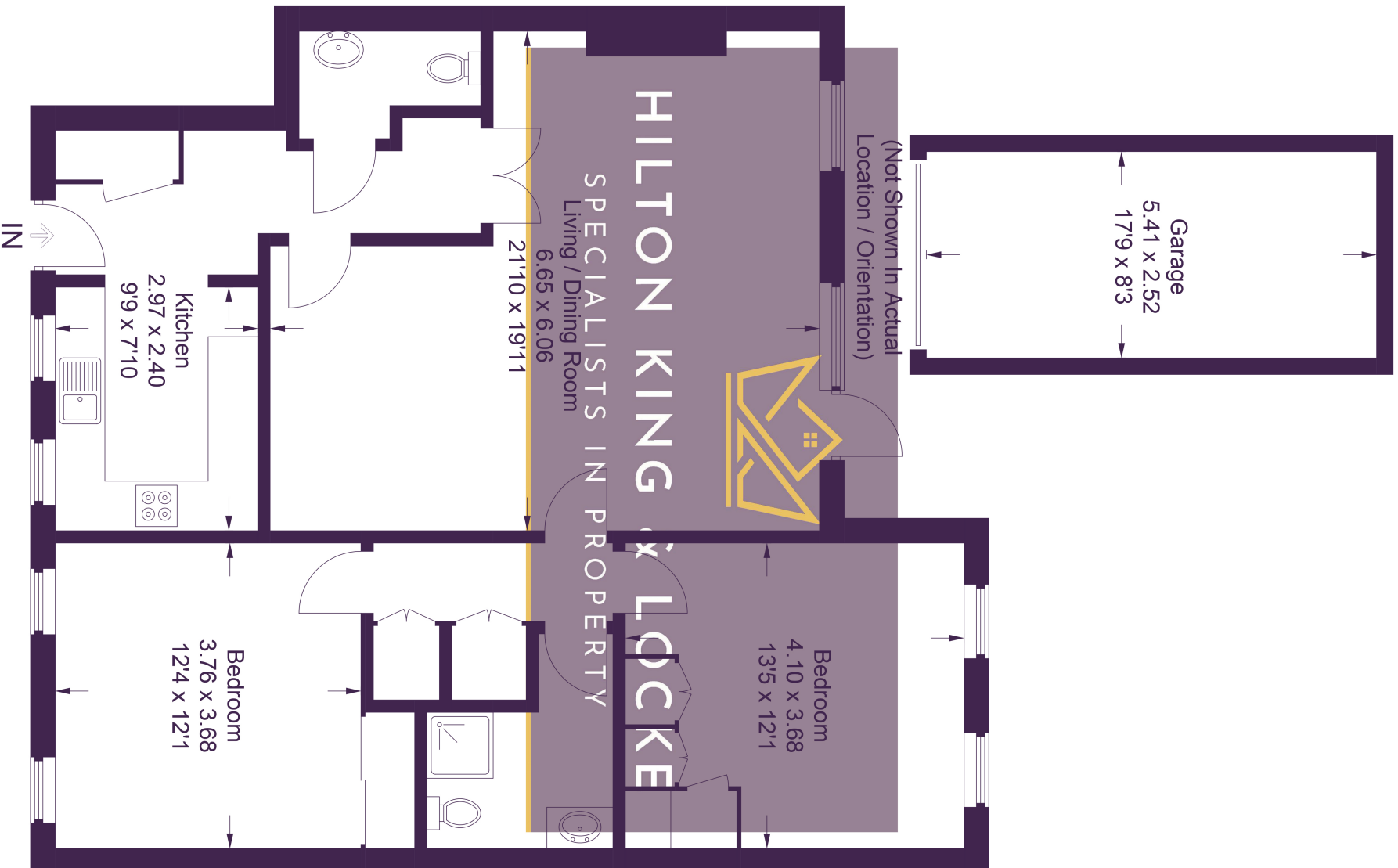
5 Purton Court

Approximate Gross Internal Area

Ground Floor = 94.8 sq m / 1,020 sq ft

Garage = 13.6 sq m / 146 sq ft

Total = 108.4 sq m / 1,166 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.

© CJ Property Marketing Ltd Produced for Hilton King & Locke