



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



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

£395,000 Leasehold

A chance to purchase a spacious two bedroom first floor apartment with hugely impressive accommodation of 1250 square ft. This property comes to the market realistically priced and offering excellent value for money, and there is also no upper chain involved.

Purton Court is a peaceful setting, a small close of just 10 properties surrounded by stunning, extensive, and secluded communal grounds.

You enter the property into a ground floor hallway with stairs then taking you up to the main accommodation on the first floor. From the first floor landing you have direct access to the sitting room, dining area, kitchen and cloakroom.

The sitting and dining areas are a fantastic size, are semi open plan to each other, and measure some 22'1 x 19'11 in total. This room has a twin rear aspect which overlooks the delightful grounds, as does the lovely balcony.

To the front of the property lies the kitchen, which also offers a twin aspect.

From the sitting area, you then have access to a further inner hallway that leads into the two large bedrooms and family bathroom. These bedrooms measure an impressive 13'5 x 12'1 and 12'3 x 12'1, and both again, offer impressive twin aspects.

There is ample communal parking out to the front of the property, and there is also a garage in a nearby block. The



property comes with a superb 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.



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

4 Purton Court

Approximate Gross Internal Area

Ground Floor = 4.0 sq m / 43 sq ft

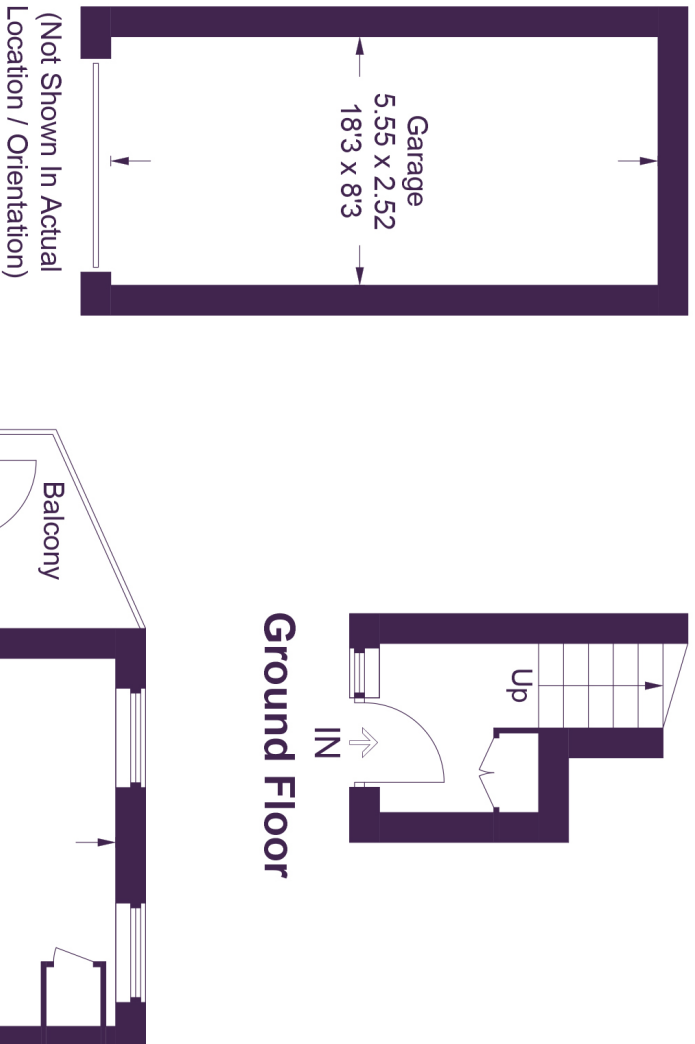
First Floor = 98.5 sq m / 1,060 sq ft

Garage = 13.7 sq m / 147 sq ft

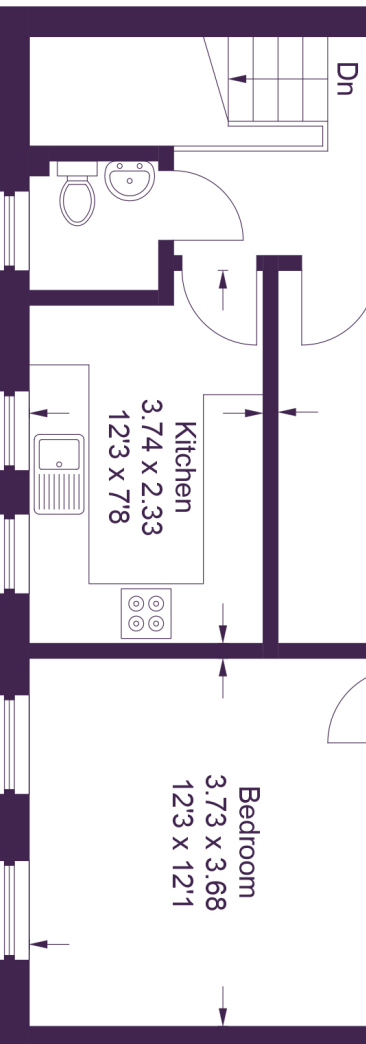
Total = 116.2 sq m / 1,250 sq ft



Ground Floor



First Floor



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.