



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Flat 2 Prospect Court, Beaconsfield Road, Farnham Common, Buckinghamshire. SL2 3QJ £285,000 Leasehold



Contemporary two bedroom flat, perfectly situated to capture the vibrancy of the surroundings. Boasting a prime location overlooking the lively Broadway, this residence combines comfort, style, and convenience.

As you enter, a sense of modernity and care pervades the space. The kitchen has been recently renovated, offering a fresh and stylish ambience. Equipped with modern amenities including a fitted tumble dryer, fridge, and a gas hob.

The open plan living and dining room create a welcoming atmosphere, providing a seamless transition from mealtime to relaxation. Large windows not only flood the space with natural light but also offer picturesque views. Step outside onto the balcony, an ideal spot to enjoy a morning coffee or unwind in the evening.

The master bedroom is a generous size, has fitted wardrobes, and an en suite shower room. The bedroom is positioned well, to overlook the Broadway, providing a delightful backdrop. Bedroom two, equally well-appointed, also features views of the lively surroundings. The family bathroom makes the finishing touch to the apartment's living space.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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

## First Floor

Approx. 57.0 sq. metres (614.1 sq. feet)

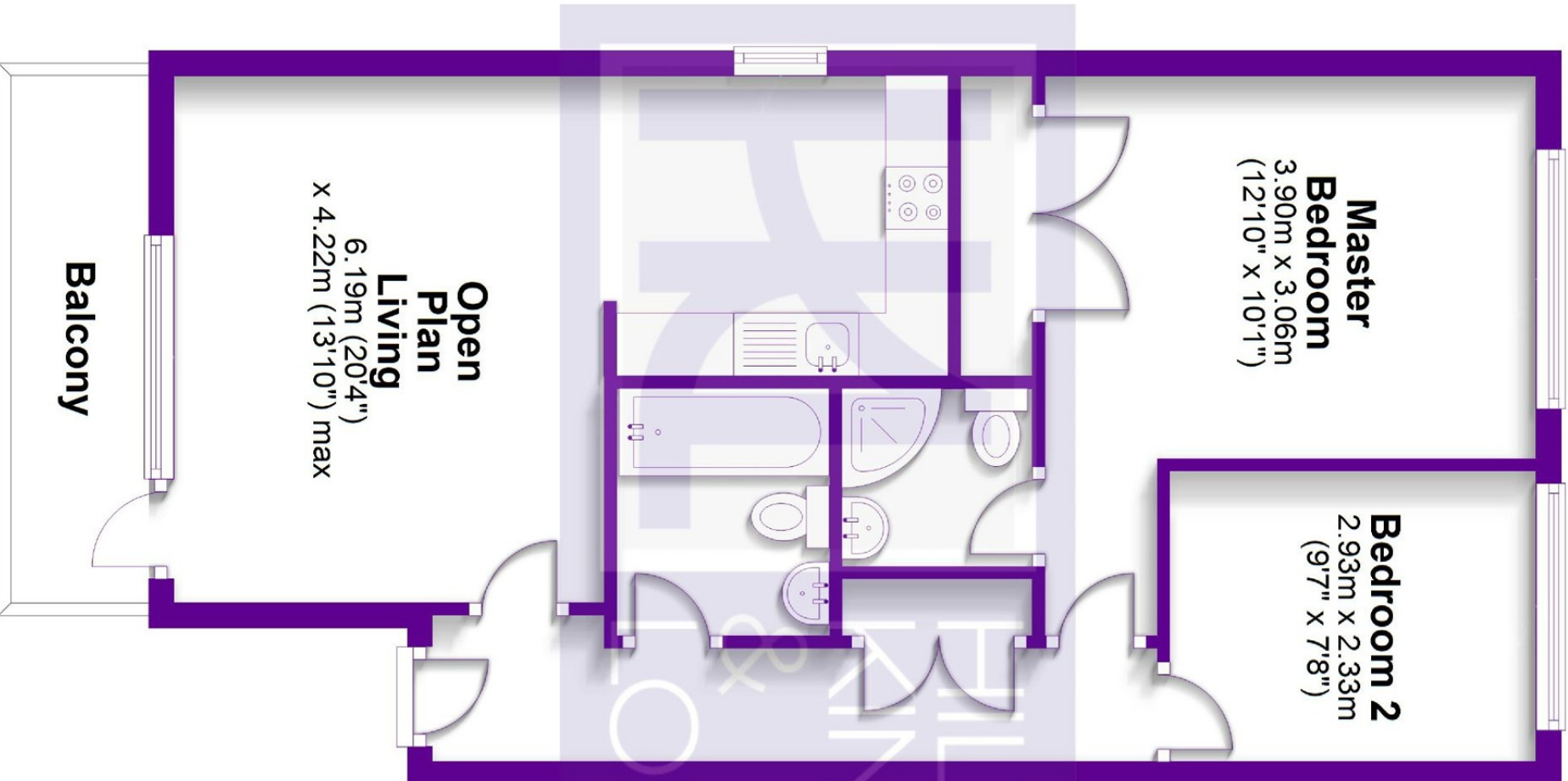


**Master Bedroom**  
3.90m x 3.06m  
(12'10" x 10'1")

**Bedroom 2**  
2.93m x 2.33m  
(9'7" x 7'8")

**Open Plan Living**  
6.19m (20'4")  
x 4.22m (13'10") max

**Balcony**



Total area: approx. 57.0 sq. metres (614.1 sq. feet)