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SPECIALISTS IN PROPERTY



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

£419,950 Leasehold

A stunning ground floor, two double bedroom apartment located in sought after Purton Court, Purton Lane, which is a delightful and peaceful setting consisting of just 10 properties surrounded by quite beautiful, extensive, and secluded communal grounds.

Impressive accommodation extends to some 992 square ft. You enter the property via your own entrance hall which in turn gives you direct access to a cloakroom and the open plan living/dining rooms.

The living area is a great space and measures some 19'11 x 12'10, has a door leading to the communal grounds along with a twin rear aspect which perfectly frames the stunning views.

The dining area is then semi open plan to the living room, and also the fitted kitchen, which in turn has a twin aspect overlooking the front, an integrated fridge freezer, microwave, plus induction hob and oven.

Off the living room is a further hallway/inner lobby which takes you to the two excellent sized bedrooms and a family shower room.

Bedroom one measures 13'5 x 12', has built in wardrobes and a twin aspect, as does the 12'1 x 12' bedroom two.

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 share of Freehold and a 945 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](http://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).

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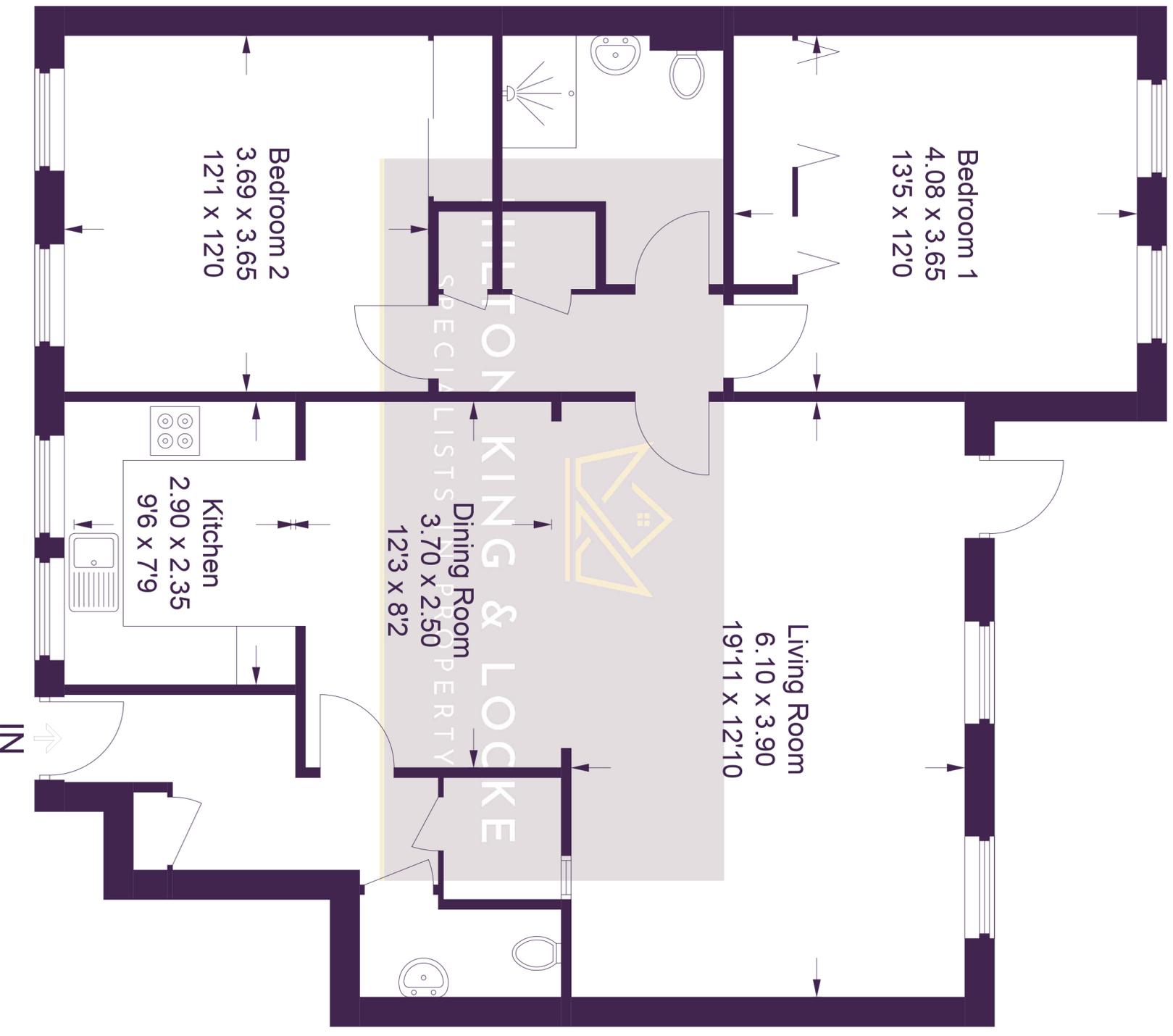


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# Purton Court Farnham Royal, SL2 3LX

Approximate Gross Internal Area = 92.2 sq m / 992 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.

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