



Upon entering the property, you are welcomed into a bright and airy hallway. To your right is a generously sized storage cupboard, ideal for coats, shoes, and everyday essentials. The heart of the home is the spacious open-plan reception/ dining/ kitchen area, which benefits from dual-aspect windows allowing plenty of natural light. This space offers both versatility and comfort, the layout allows for defined areas for lounging and dining while maintaining an open, social flow. A central breakfast bar offers seating for four, making it a perfect social hub for casual dining or entertaining. The kitchen is well-equipped with an induction hob, integrated oven, and a range of floor and eye-level units, complete with stylish underlighting for a modern touch.


The principal bedroom features built-in storage along one wall and a large window overlooking the front aspect, offering a bright and comfortable retreat. Bedroom two is a generous double with space for freestanding furniture and storage solutions. The bathroom is tastefully finished with a full-size bath and overhead shower, WC, basin, and a sleek backlit mirror. It is our understanding that the lease has approximately 170 years remaining. The service charge is £94 per month.





Property Information


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TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT
- 


UNDERFLOOR HEATING IN MAIN AREAS.
- 

1 PARKING SPACE + VISITOR SPACES
- 


697 SQ FT
- 

CIRCA 170 YEAR LEASE
- 

1 BATHROOM
- 

COUNCIL TAX BAND D
- 

SERVICE CHARGE AND GROUND RENT- £94 PCM

					
x2	x1	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Local Area

Farnham Common Village centre offers an excellent high street with Sainsbury’s, Costa, Tesco plus a variety of local shops, amenities, pubs and places to eat. Larger shopping centres can be found in Windsor, High Wycombe (Eden centre) and Uxbridge (The Chimes). Farnham Common is excellent for access to Heathrow and the Elizabeth Line (crossrail at Slough or Burnham). Gerrards Cross and Beaconsfield are also close by, providing a train line direct to London Marylebone in 20 minutes via Chiltern Railways. M40 (J2)

Leisure

Farnham Common offers a variety of leisure activities for residents and visitors to enjoy. The village's proximity to the beautiful countryside provides opportunities for scenic walks, cycling, and outdoor exploration. The nearby Burnham Beeches, a protected area of ancient woodland, is a popular destination for nature enthusiasts.

For those interested in sports and recreation, the area features local sports clubs and facilities, including golf courses and tennis courts. The community often organizes events and activities, fostering a sense of camaraderie among residents.

Additionally, Farnham Common benefits from its proximity to larger towns and cities, providing access to theaters, cinemas, restaurants, and cultural events.

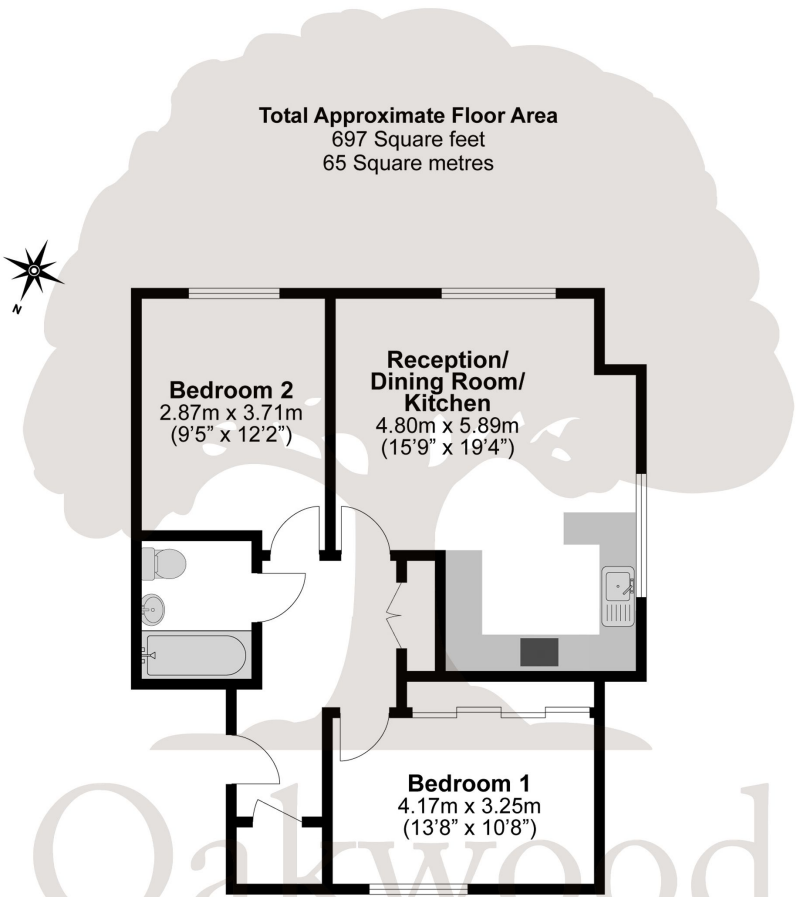
Rental Amount

We would value the property for rental at £1,650 pcm making a yield of 5.66%

Council Tax

Band D

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

