



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



Carnegie Court, The Broadway, Farnham Common, Buckinghamshire. SL2 3GQ.

£265,000 Leasehold

Presenting a beautifully designed two-bedroom apartment in the heart of Farnham Common, surrounded by a variety of local amenities.

This bright and airy apartment, accessible by both lift and stairs, is finished to a high standard throughout. It includes two allocated parking spaces and a long lease.

The accommodation features an open-plan kitchen and reception room with two front-facing windows, a master bedroom with fitted wardrobes, a high-standard bathroom, and a second bedroom. The kitchen boasts integrated AEG appliances, granite worktops, and glass splashbacks. The bathroom is fitted to an exceptional standard, and there is a separate utility room equipped with a Mega flow heating system.

The property also includes acoustic lighting and night lighting with dimmer systems, and plug sockets fitted with USB ports.

A viewing is essential to truly appreciate the high-quality finish of this stunning apartment.



THE AREA

The sought after Farnham Common Village borders the ancient woodland of Burnham Beeches, a 530 acre National Nature Reserve. The Village provides a good selection of shops and restaurants including a Sainsburys and Tesco Express, a Costa Coffee, Post Office, Library and a Sports Club and close proximity to the M40/M4 motorways gives easy access to the motorway network, and the Chiltern Line offers main line access to London Marylebone via Gerrards Cross or Beaconsfield.

The area is well served by highly regarded state schools. For the latest information on specific school catchment areas please contact Bucks County Council Education Authority or visit:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(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	

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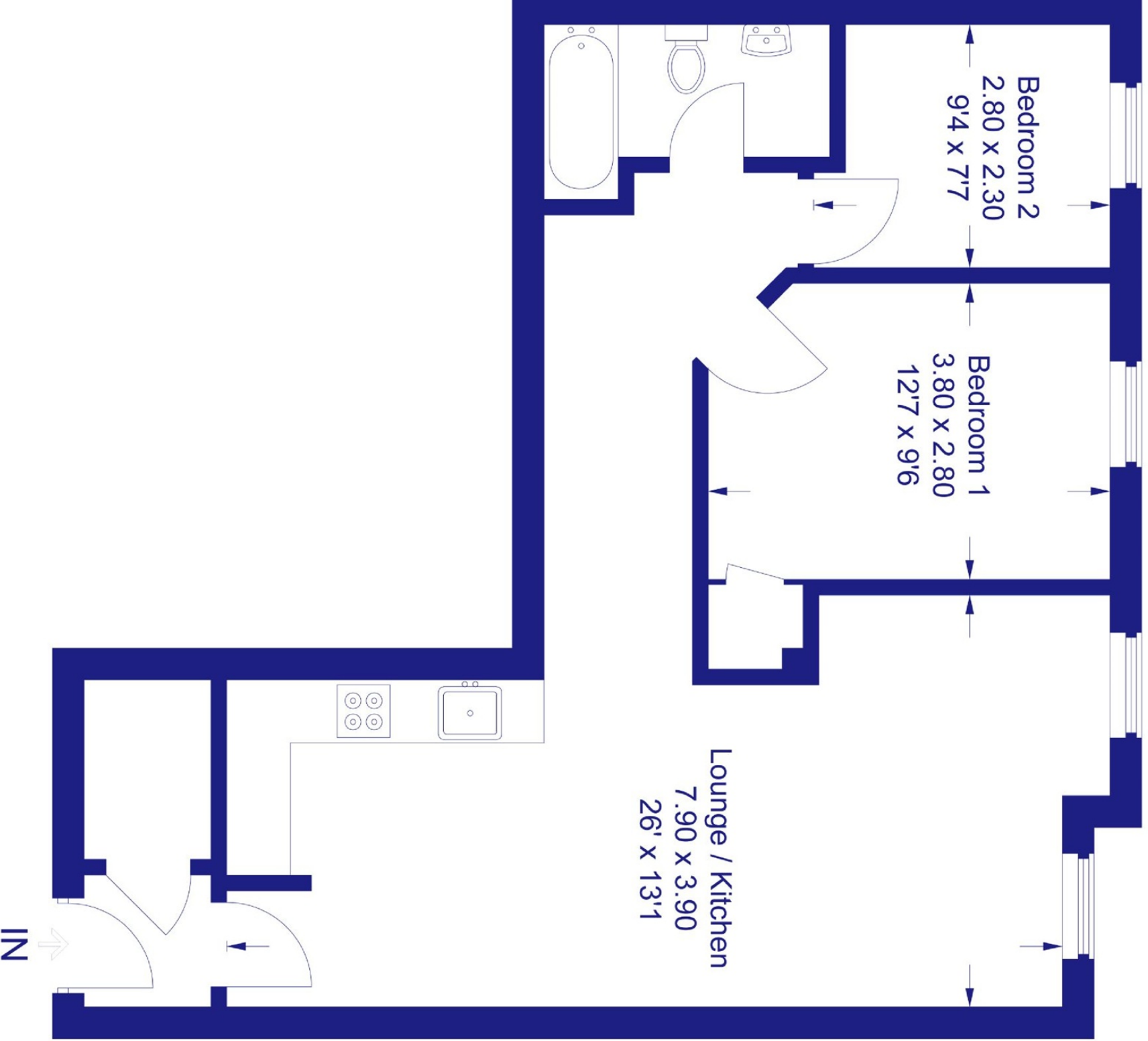


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13 Carnegie Court, SL2

Approximate Gross Internal Area
62.5 sq m / 673 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.