



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



46 Cobblers Close, Farnham Royal, Buckinghamshire. SL2 3DT.

£280,000 Share of Freehold



## Charming Top Floor Apartment with Share of Freehold, Parking, and Garage

Discover the epitome of comfortable living in this delightful top-floor apartment. Situated in the sought-after location of Farnham Royal, this property offers the perfect combination of convenience, and spaciousness. With the added benefit of a share of freehold and a lease that spans over 900 years, it's a rare opportunity in today's market. The convenience of a no onward chain sale means you can move in with ease, knowing there's no delay in making this wonderful space your own.

Enjoy the peace and privacy that comes with residing on the top floor. This apartment offers a tranquil retreat from the bustling world outside. The kitchen is in great condition and features a practical breakfast bar. The generously sized lounge boasts wood flooring, creating an inviting and warm atmosphere.

The master bedroom is a great size and comes complete with fitted wardrobes, offering ample storage space. Bedroom two is also generously proportioned, providing flexibility for guests, family members, or even a home office.

Convenience is key, and this property includes parking and a garage, ensuring that your vehicles are securely accommodated.

### AREA

The current owners have cherished this property for over 20 years, a testament to its comfort, appeal, and the strong sense of community in the area

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. In 2022/23 Crossrail at nearby Burnham will provide 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.

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 Royal also has its own OFSTED Good Rated Infant school which is within walking distance.

Don't miss your chance to own this fantastic apartment with a share of freehold, and a lease that will last for generations to come.



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>78</b>
(55-68) <b>D</b>	<b>55</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.

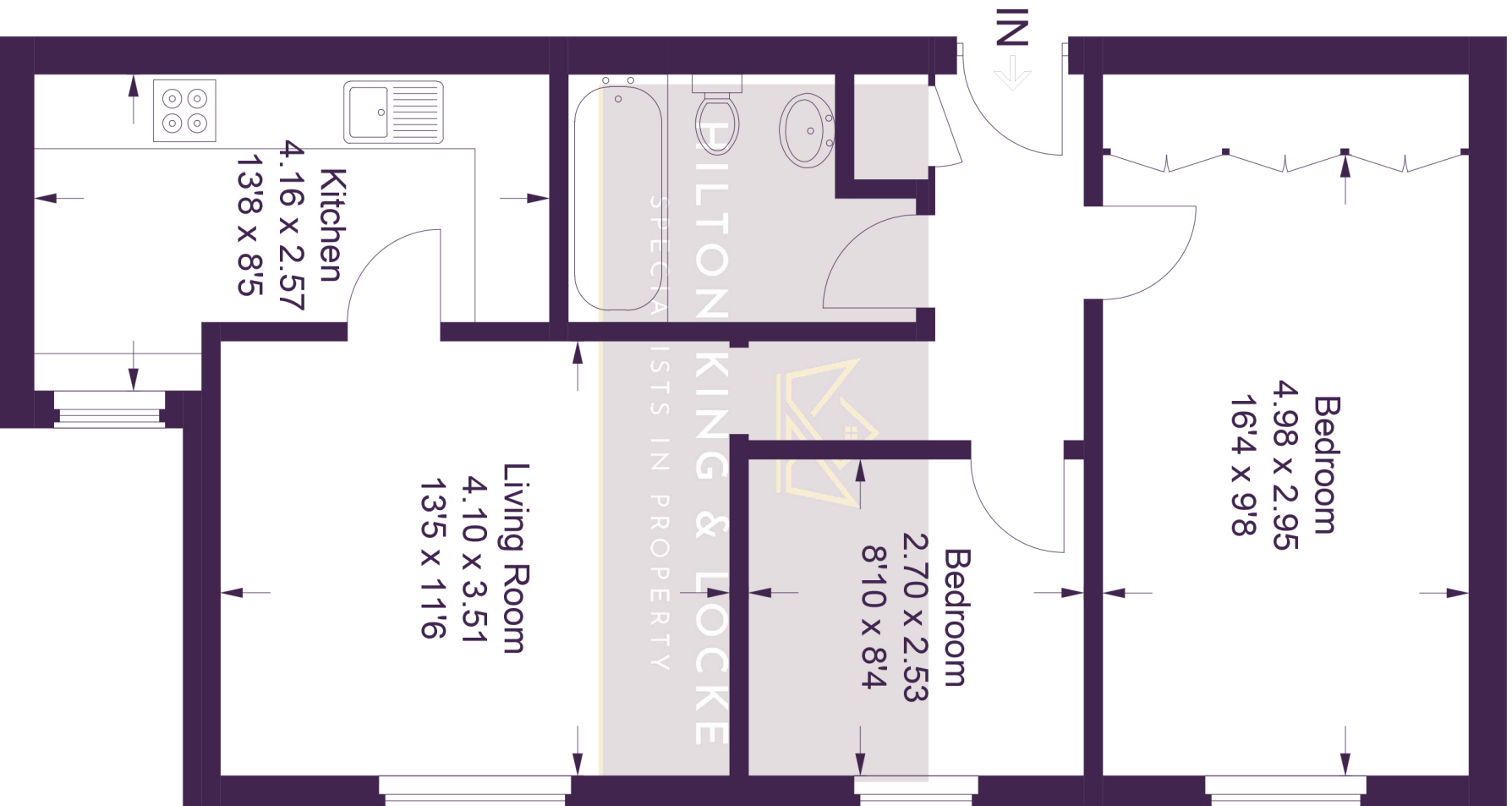


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# 46 Cobblers Close

Approximate Gross Internal Area = 60.7 sq m / 653 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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