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167 Guardian Court, Langtons Meadow, Farnham Common. SL2 3NT.

£215,000 Leasehold

Situated in a sought-after cul-de-sac exclusively for the over-60s, this well-presented two-bedroom first-floor retirement apartment offers both space and comfort in a welcoming community setting.

The property itself is generously proportioned and enjoys beautifully maintained communal gardens, along with residents' parking bays. Inside, the home features a stylishly modern fitted kitchen and a contemporary shower room, ensuring a blend of convenience and elegance.

The accommodation includes a spacious front-aspect living room, ideal for both relaxation and dining. The sleek fitted kitchen offers a contemporary design with ample storage. The excellent-sized master bedroom benefits from a full wall of fitted wardrobes, while the second bedroom is also a comfortable double. A stylishly finished shower room completes the interior. Additional features include double glazing and gas central heating for year-round comfort.

Residents of Guardians Court enjoy a range of additional facilities, including a communal laundry room with washing machines and dryers, as well as a guest suite available for visiting relatives at a separate daily charge.

Ideally located, the apartment is just a short stroll from The Broadway, where a variety of local amenities—including Costa Coffee, Tesco, and Sainsbury's—can be found, along with an array of restaurants and independent shops. The stunning Burnham Beeches, perfect for scenic walks, are also within easy reach, while excellent transport links via the M40, M25, and M4 provide easy access to surrounding areas.

Offered in partnership with Anchor retirement developments under a government-sponsored scheme, this property provides 24-hour support and an alarm call service, offering invaluable peace of mind for both residents and their families.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	77
(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	

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.



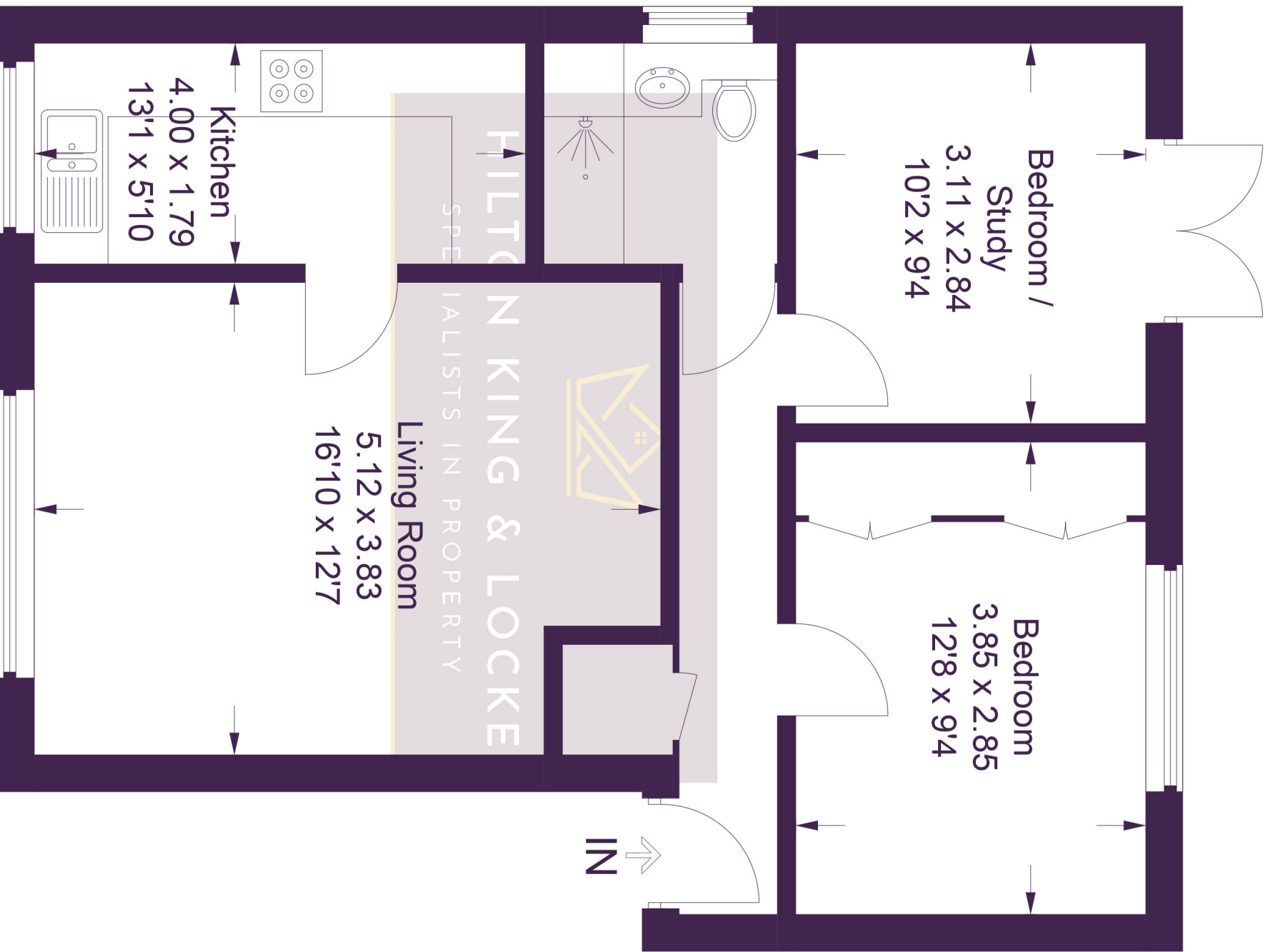
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Guardian Court, 167 Langtons Meadow

Approximate Gross Internal Area

57.8 sq m / 622 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.