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Flat 2 Prospect Court, Beaconsfield Road, Farnham Common, Buckinghamshire. SL2 3QJ £285,000 Leasehold

Contemporary two bedroom flat, perfectly situated to capture the vibrancy of the surroundings. Boasting a prime location overlooking the lively Broadway, this residence combines comfort, style, and convenience.

As you enter, a sense of modernity and care pervades the space. The kitchen has been recently renovated, offering a fresh and stylish ambiance. Equipped with modern amenities including a fitted tumble dryer, fridge, and a gas hob.

The open plan living and dining room create a welcoming atmosphere, providing a seamless transition from mealtime to relaxation. Large windows not only flood the space with natural light but also offer picturesque views. Step outside onto the balcony, an ideal spot to enjoy a morning coffee or unwind in the evening.

The master bedroom is a generous size, has fitted wardrobes, and an en suite shower room. The bedroom is positioned well, to overlook the Broadway, providing a delightful backdrop. Bedroom two, equally well-appointed, also features views of the lively surroundings. The family bathroom makes the finishing touch to the apartment's living space.

A standout feature of this flat is the balcony, extending your living space to the outdoors. Whether you're entertaining guests or simply enjoying a breath of fresh air, this private outdoor retreat enhances the overall living experience.

AREA

Situated in the heart of the action, with The Broadway at your doorstep, you'll have access to a diverse range of shops and dining options, including Costa Coffee, Tesco, Sainsburys and the very popular La Cantina Del Vino Italian restaurant.

Farnham Common is ideally situated for numerous leisure



facilities including the 500 acres of historic woodland at Burnham Beeches, ideal for its attractive country walks, cycling paths and a relaxing café.

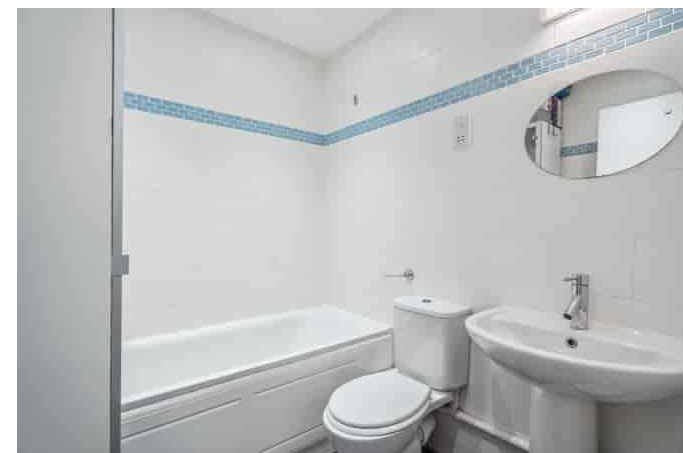
Farnham Common is well served by road and rail links with the larger neighbouring towns of both Gerrards Cross and Beaconsfield providing direct rail access into London Marylebone in around 20 minutes.

Crossrail at nearby Burnham & Slough 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. Burnham/Gerrards Cross and Slough Stations are all approximately 3 miles away.

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(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

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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.



The Broadway
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

First Floor

Approx. 57.0 sq. metres (614.1 sq. feet)

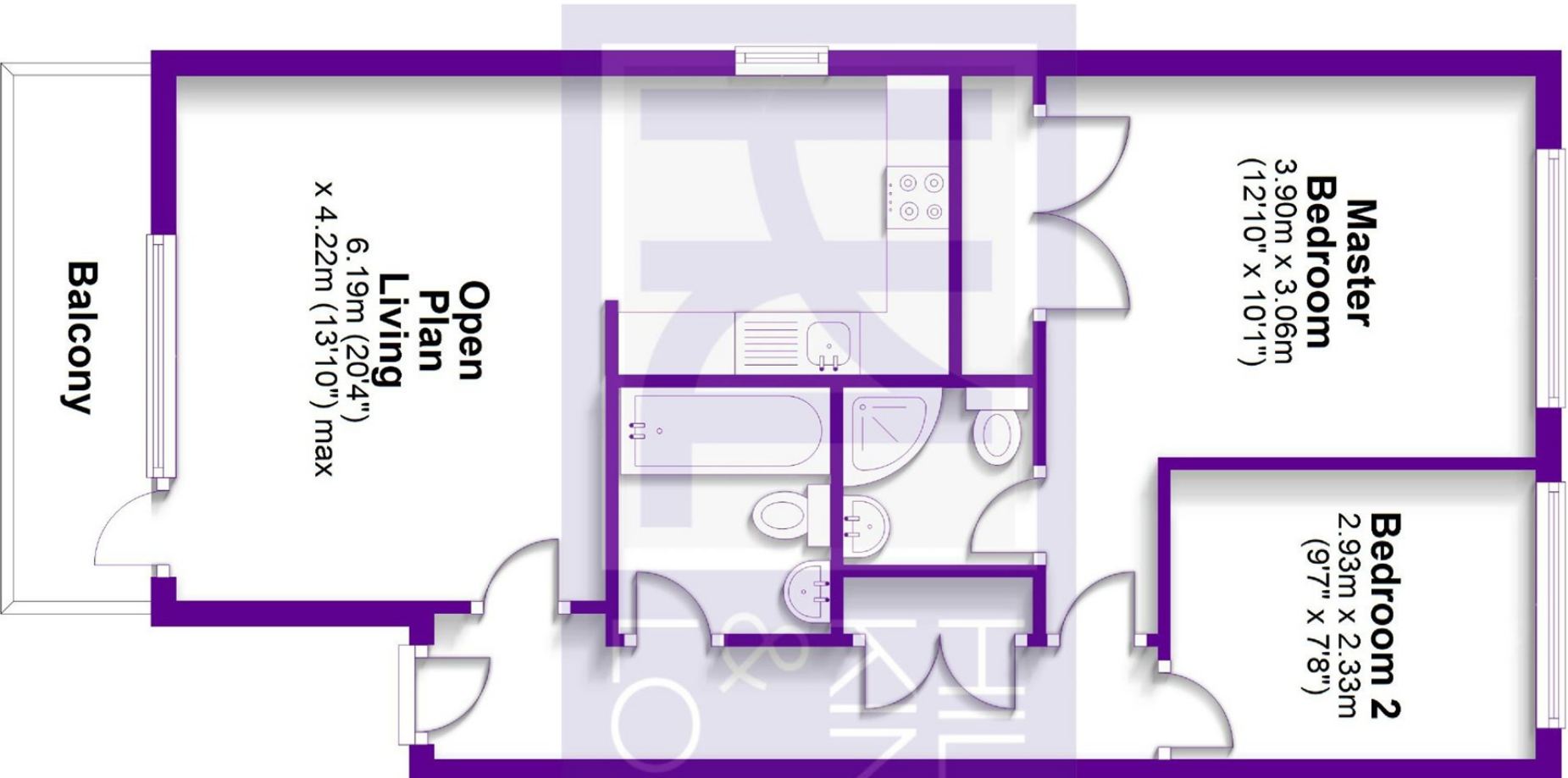


Master Bedroom
3.90m x 3.06m
(12'10" x 10'1")

Bedroom 2
2.93m x 2.33m
(9'7" x 7'8")

Open Plan Living
6.19m (20'4")
x 4.22m (13'10") max

Balcony



Total area: approx. 57.0 sq. metres (614.1 sq. feet)