



**1 CHRISTOPHER HOUSE, ROSEWOOD WAY, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3QE. £300,000 LEASEHOLD/SHARE OF FREEHOLD**

Tel: 01753 643222

## 1 CHRISTOPHER HOUSE, ROSEWOOD WAY, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3QE

A bright and well presented two bedroom ground floor apartment with direct access to communal gardens, situated within moments walking distance of Farnham Common Village and Burnham Beeches.

The apartment features an **Entrance Hall** and a spacious southerly facing **Sitting Room** with large windows and direct access to communal gardens.

There is a separate fitted **Kitchen** comprising a comprehensive range of wall and base units providing ample worktop surfaces. Integrated oven and hob, fridge / freezer and dishwasher. **Two double Bedrooms** and a **Bathroom** with over bath shower, WC, wash hand basin, part tiled walls and window.

Outside there are electric gates which lead to the garage block and a residents parking area which also provides separate and lockable storage, ideal for keeping bikes/golf clubs etc. There is a communal garden which is mostly laid to lawn with an area of decking.

Christopher House is centrally located in Farnham Common and 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 cafe.

Farnham Common is also perfectly situated for transportation links with easy access to the M40 and M4 motorways, close proximity to Heathrow Airport.

The mainline stations at Gerrards Cross and Beaconsfield are close by with the regular fast (approx. 18 minutes) mainline service to London Marylebone. The Elizabeth Line at nearby Burnham and Taplow will provide commuters with easy access across Central London to Canary Wharf.

The area is well regarded for its excellent grammar schooling along with a good number of state and independent schools.

Terms:

**Leasehold with a Share of the Freehold.** 999 years from 29/9/1970 having 945 years unexpired.

**Service Charge:** £2160 per annum

**Ground Rent:** Peppercorn.

**Basic and Superfast Broadband available. BT and Sky Satellite available.**

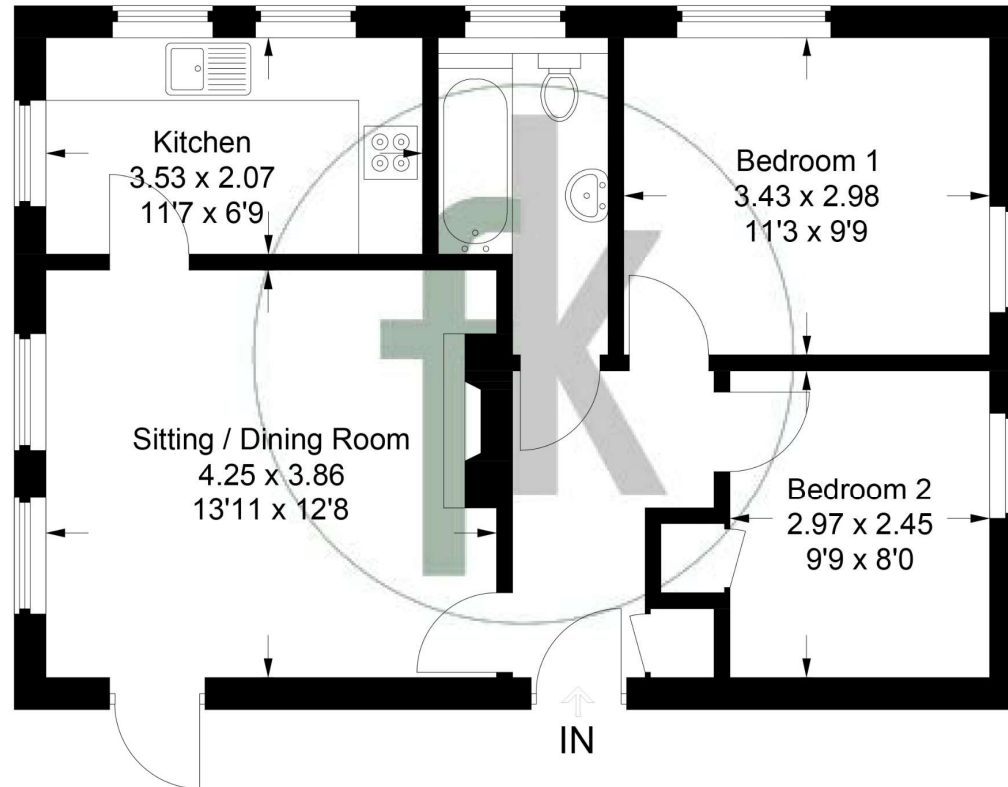
**Very low food risk area.**

**Please Note: Christopher House does have a no pets policy.**



# 1 Christopher House

Approximate Gross Internal Area  
54.1 sq m / 582 sq ft



## Ground Floor

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.

© CJ Property Marketing Ltd

 **ForemanKing**

2/3 Robin Parade, The Broadway,  
Farnham Common, Buckinghamshire SL2 3QL  
Tel: 01753 643222

Foreman King give notice to anyone reading these particulars that: 1) The particulars do not constitute part of an offer or contract. All negotiations are subject to contract. 2) The particulars including text, photographs and plans are for the guidance only of the prospective purchasers and must not be relied upon as a statement of fact. 3) The descriptions above therein represent the opinion of the author and whilst given in good faith should not be construed as a statement of fact. All measurements are approximate. 4) Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise, nor that the services are in good working order.

