



SIMMONS & SON



Langtons Meadow, SL2 3NQ

Guide Price £285,000 Leasehold

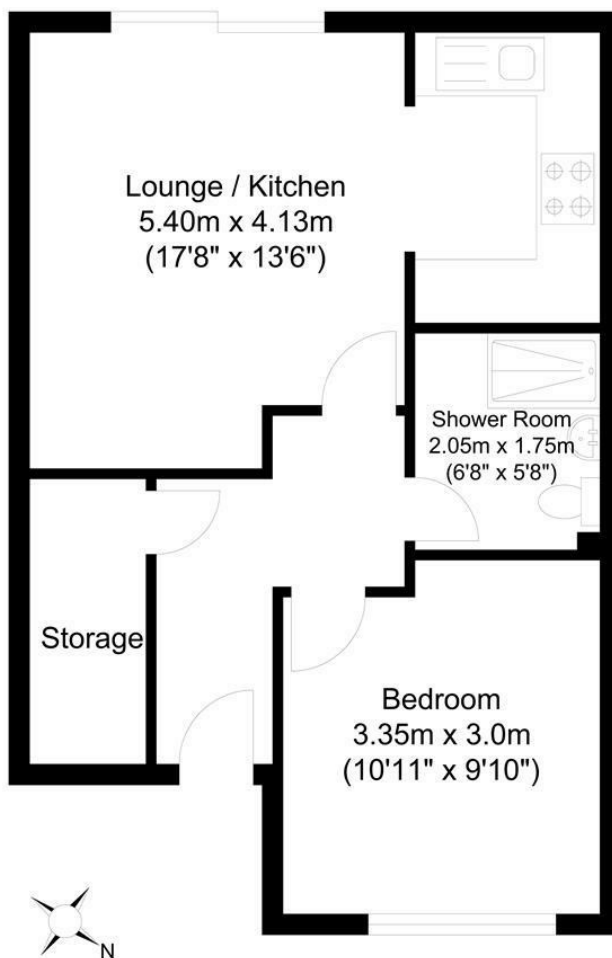
ONE BEDROOM GROUND FLOOR APARTMENT - FARNHAM COMMON

This well presented one bedroom ground floor apartment is ideally located in the centre of the sought after village of Farnham Common. The property benefits from long lease of 955 years, spacious living area, fitted kitchen, large bedroom with sound proof ceiling, communal garden with resin patio, large walk in shower, and garage through security gates. The village provides convenient amenities and a good selection of restaurants of various cuisines. It is approximately 200m walking distance from Burnham Beeches, an ancient 500 acre woodland. Gerrards Cross and Beaconsfield are within easy reach, both offering a mainline railway station giving access to London Marylebone on the Chiltern Line. This home is situated between the M40 and M4 motorways, giving easy access to the national motorway network, London Heathrow and the South West.

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Approx Gross Internal Floor Area : 41.68 sq m. (448.63 sq. ft.)

Garden Measurement - (6.10m x 5.50m = 20'0" x 18'0")



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- One Bedroom Ground Floor Apartment
- Full Alarm System Including Garage
- Exterior Tint On All Windows Including Patio Door
- Oak Veneer Internal Fire Door's
- DG & GCH
- Adapted Access
- Lease: 955 Years Remaining
- Council Tax Band : C
- Ground Rent £0 / Service Charge: £68.54
- EPC: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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