



3 Sussex House Victoria Road, Farnham Common, Slough, SL2 3PF

Price Guide £285,000

- SHARE OF FREEHOLD
- NO CHAIN
- 2.4 MILES FROM BURNHAM STATION
- WALKING DISTANCE TO SHOPS
- GARAGE
- 775 SQ FT
- 0.3 MILES FROM NEAREST SCHOOL
- CENTRAL HIGH STREET LOCATION
- 978 YEARS REMAINING ON LEASE
- COMMUNAL GARDENS

3 Sussex House Victoria Road, Slough SL2 3PF

** 2 BEDROOM SHARE OF FREEHOLD APARTMENT JUST OFF THE HIGH STREET IN FARNHAM COMMON WITH GARAGE AND COMMUNAL GROUNDS**



Council Tax Band: D



A wonderful opportunity to purchase a very generously proportioned 2 bedroom apartment with garage, set in a small quiet development, centrally located on Victoria Road, moments from the shopping parade in Farnham Common.

The property comes with a share of freehold and 978 years remaining on the lease and would be ideal for somebody looking to put their own stamp on a property.

It would make a lovely home or investment for letting out due to the reasonable service charges of only £100 per calendar month.

The property is situated on the 1st floor and has 2 bedrooms, reception room, kitchen, bathroom, separate W.C, storage cupboards and a garage in a block just below the property.

There is a small communal laid to lawn area to the rear of the building.

There are no onward chain complications.

LOCATION

The property is centrally located, just off Beaconsfield Road, right opposite the Farnham Common Shopping Parade, which includes a Tesco Express and Sainsburys local, Costa Coffee, a Turkish Restaurant, an Italian Restaurant, a beauty shop, a public house, a couple of independent coffee shops, a pharmacy and numerous other little shops and businesses to explore.

There are many schools nearby, in both the state and private sector, with the nearest being only 0.3 miles away and Burnham Station, which has Elizabeth Line connections, is only 2.4 miles away.

The nearest bus stop is very conveniently situated just outside the apartment building.

ACCOMMODATION

2 Bedrooms
Kitchen
Reception Room
Bathroom
Separate W.C.
Storage cupboard
Parking Space
Garage
Communal Garden laid to lawn area

PAYMENTS

SERVICE CHARGE = £100 PER MONTH including building insurance

STATION (*straight line distances)

2.4 miles to Burnham Station (Elizabeth Line)
3 miles to Slough Station (Elizabeth Line)
3.5 miles to Taplow Station (Elizabeth Line)

SCHOOLS

0.3 miles to Caldicott School
0.6 miles to Farnham Common Infant School
0.6 miles to Dair House School
0.6 miles to Farnham Common Junior School
1.1 miles to Beechwood School
1.2 miles to St Mary's Farnham Royal C of E Primary School
1.2 miles to The Stoke Poges School
1.3 miles to Arbour Vale School
1.4 miles to St Anthony's Catholic Primary School
1.4 miles to Claycots School
1.5 miles to Penn Wood Primary and Nursery School

1.6 miles to Lynch Hill School Primary Academy
1.9 miles to Baylis Court School
2 miles to Phoenix Infant Academy
2 miles to The Godolphin Junior Academy

IMPORTANT INFORMATION

EPC: Band D
Council Tax: Band D (£2,494.58 for year 2026/27)
South Buckinghamshire Local Authority
Share of Freehold
Lease: 978 years remaining (999 years from 1st September 2005)
There is no lift in the block. It is on the 1st floor up 2 flights of stairs
Garage is Garage 4
There are 2 visitors spaces within the block and a valet parking space near the communal water tap
Service Charge is £100 per calendar month and includes building insurance, cleaning of internal spaces, communal windows and external window cleaning, garden maintenance and communal electricity (ie. hallway lighting) and water (there is an external tap)
No Pets allowed
No short lets or Airbnb
The Directors have taken up the management of the block called "SUSSEX HOUSE RTE 17" and the office address is SHMC 5 Sussex House, Victoria Road, Farnham common, SL2 3PF
There are 17 flats in total
Communal garden and fenced clothes drying area with three rotary clothes lines
Mains Electrics, Mains Sewage, Mains Water
TTFP telephone/broadband
There is communal terrestrial aerial and a communal satellite dish for Sky TV

LEGAL NOTE

**Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. **





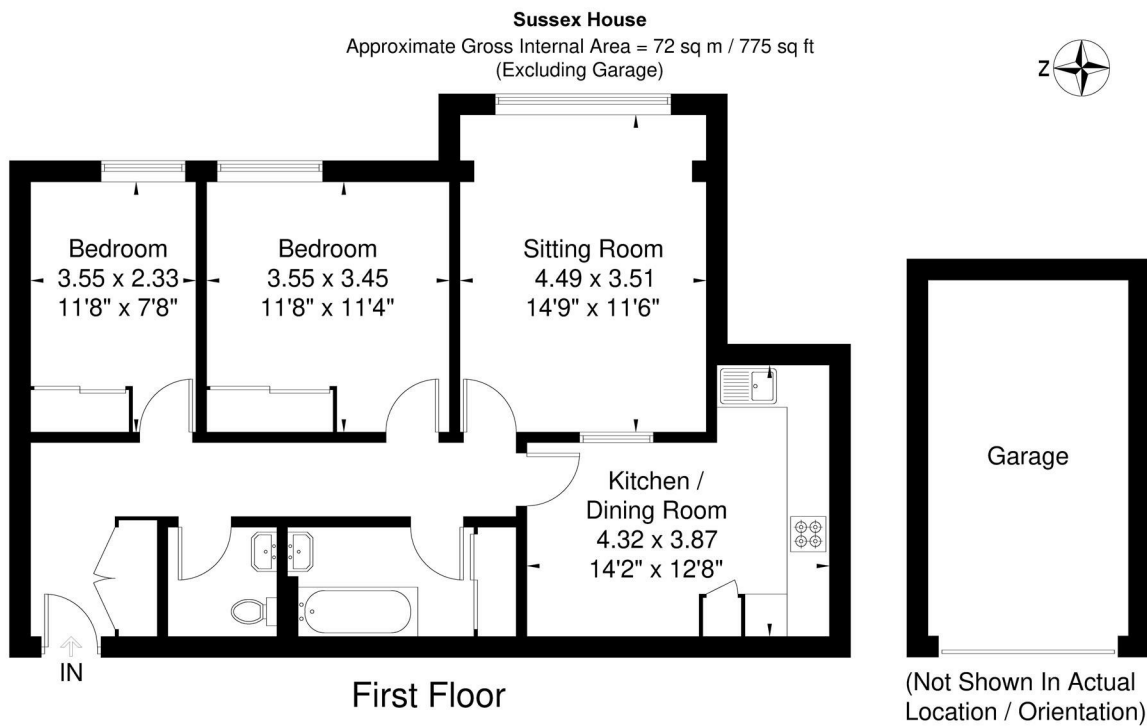
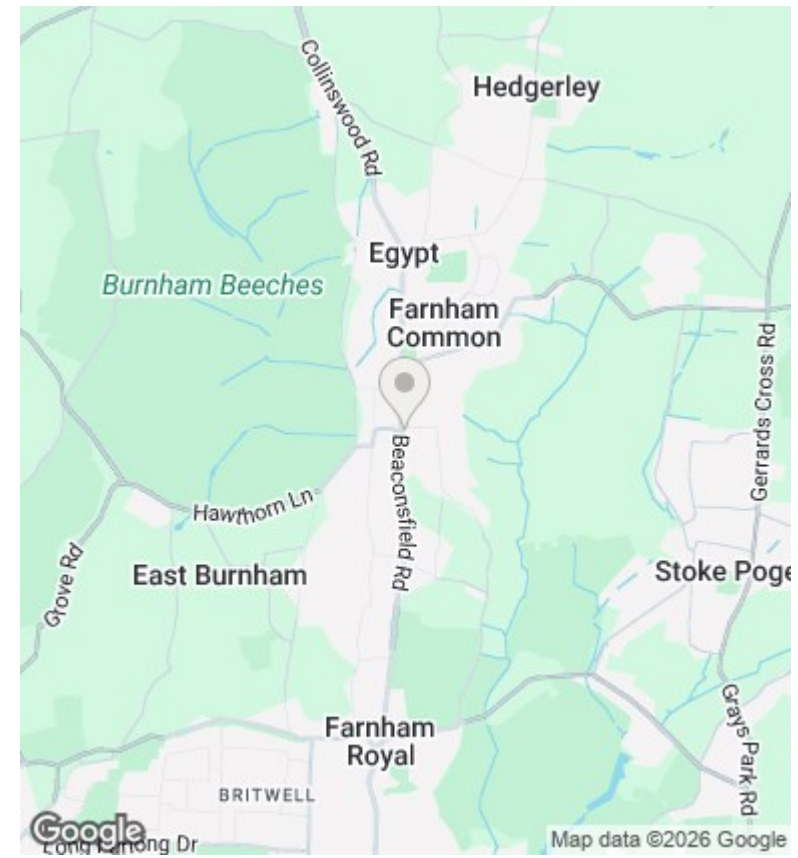


Illustration for identification purposes only, measurements are approximate, not to scale.



Directions

The apartment block is situated on the corner of Beaconsfield Road and Victoria Road, and the entrance is on Victoria Road.

Viewings

Viewings by arrangement only. Call 01753852226 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	