



5 SOVEREIGN BEECHES, GREEN LANE, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3SP – GUIDE PRICE £395,000 LEASEHOLD

Tel: 01753 643222

A bright, spacious and very elegant first floor three bedroom apartment, located in a small gated and very sought after block within easy walking distance of Farnham Common Village and Burnham Beeches.

The property has the benefit of a lift, immaculately maintained communal areas, garage and off street parking. Available with no upper chain.

Sovereign Beeches is approached via electrically operated gates and a side pedestrian gate. Main entrance with entryphone system and passenger lift.

Front door leading to a spacious **Entrance Hall** with access to storage cupboard housing central heating boiler. Hatch to loft space.

Large **Sitting Room** with full height glazed doors with aspect over the communal gardens, fireplace with inset electric fire, tiled surround and wooden mantle.

Kitchen fitted with a range of wall and base units providing ample worktop surfaces, one and a half bowl sink with drainer, integrated oven and four ring electric hob with overhead extractor, space and plumbing for a washing machine, integrated dishwasher, space for fridge/freezer, part tiled walls.

Bedroom One with a range of two built in wardrobe cupboards and a rear aspect over the communal gardens. Door to **En Suite Bathroom** with a panelled bath with mixer taps and shower attachment, large shower cubicle, WC with concealed cistern and inset wash hand basin with storage below. Tiled walls and flooring.

Bedroom Two / Dining Room is front facing and **Bedroom Three / Study** is also front facing with a range of built in wardrobe cupboards.

Bathroom comprising a panelled bath with mixer taps, WC with encased cistern, inset wash hand basin with storage below, tiled walls.

Garage with up and over door and parking space to the front.

Communal Gardens. Well maintained and westerly facing, mainly laid to lawn with a selection of established shrubs, flower beds and a seating area.

Green Lane is a popular residential road, ideally situated and in walking distance for easy access of the village of Farnham Common and Burnham Beeches.

M40 (J2) 2.5 miles, Gerrards Cross 3.6 miles, Beaconsfield 4.5 miles, Heathrow Airport 15.0 miles. All distances are approximate.

The Village of Farnham Common offers a comprehensive selection of shopping, restaurants and other outlets such as a post office, pharmacy and a home improvements store.

Burnham Beeches is close by with hundreds of acres of protected woodland, offering attractive walks and a café. Trains to London (Paddington) are available from Burnham, Taplow, Slough and Maidenhead. The Elizabeth Line at Burnham gives a fast service to Canary Wharf, the City and the West End. Alternatively, Gerrards Cross and Beaconsfield provide a regular service via the Chiltern Line to London Marylebone.

Leasehold – 125 years from 1st July 1999 therefore having 98 years remaining.

Service Charge £2931.44 per annum

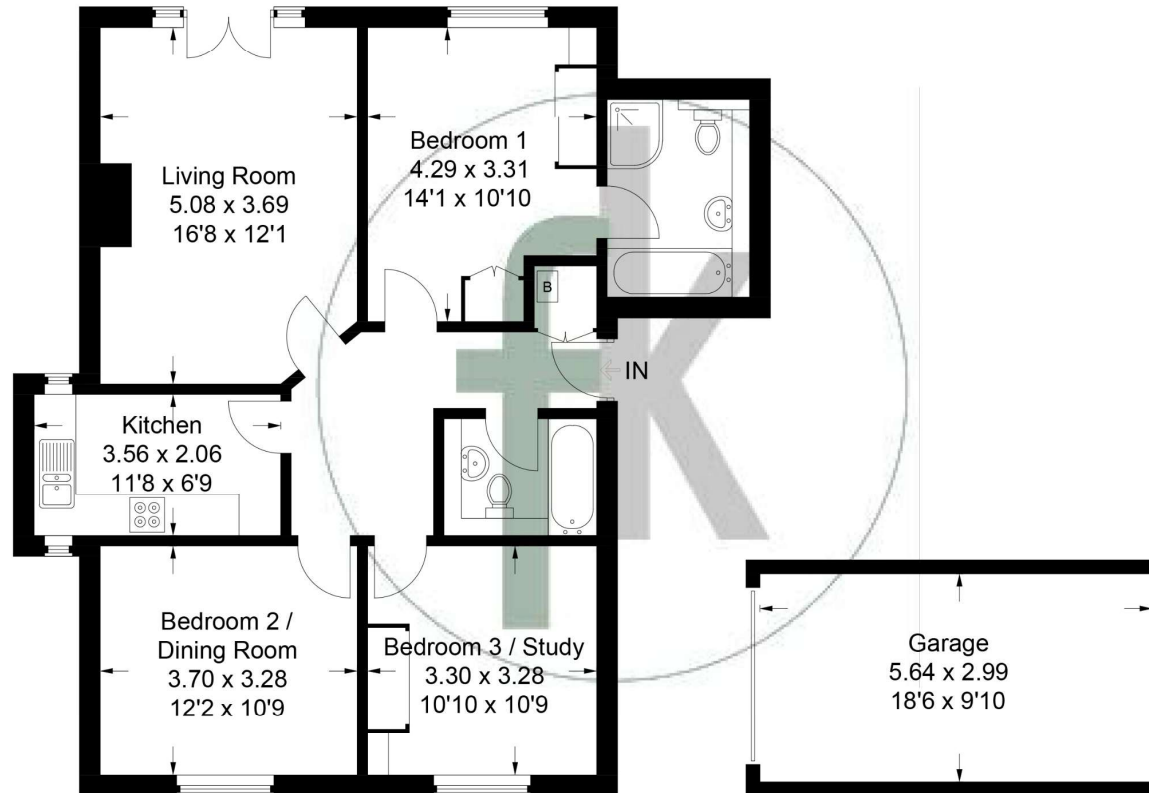
Ground Rent £200 per annum

Please note Sovereign Beeches has a no pets policy



5 Sovereign Beeches, Green Lane, Farnham Common, Bucks, SL2 3SP

Approximate Gross Internal Area = 85.8 sq m / 923 sq ft
Garage = 16.9 sq m / 182 sq ft
Total = 102.7 sq m / 1,105 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.
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2/3 Robin Parade, The Broadway,

Farnham Common, Buckinghamshire SL2 3QL

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