

**24 COBBLERS CLOSE, FARNHAM ROYAL, BUCKINGHAMSHIRE, SL2 3DT**

- First Floor Flat
- Two Bedrooms
- Newly Fitted Bathroom
- Spacious Living Room
- Fitted Kitchen
- Parking & Communal Gardens

£925 PCM + TENANT FEES

This spacious modern first floor flat is well presented and benefits from a new bathroom and recent redecoration. Ideally suited to a professional couple or single person, being in a relatively peaceful location yet just a short drive to the excellent train and motorway communication links nearby.

Warmed by electric heating the accommodation comprises:

Entrance Hall with two storage cupboards

Living Room 19' x 14' (5.79m x 4.26m) with electric storage heater, glazed door to

Fitted Kitchen 11' x 10' (3.35m x 3.05m) range of floor and wall units incorporating ceramic hob, electric oven, washing machine and fridge freezer

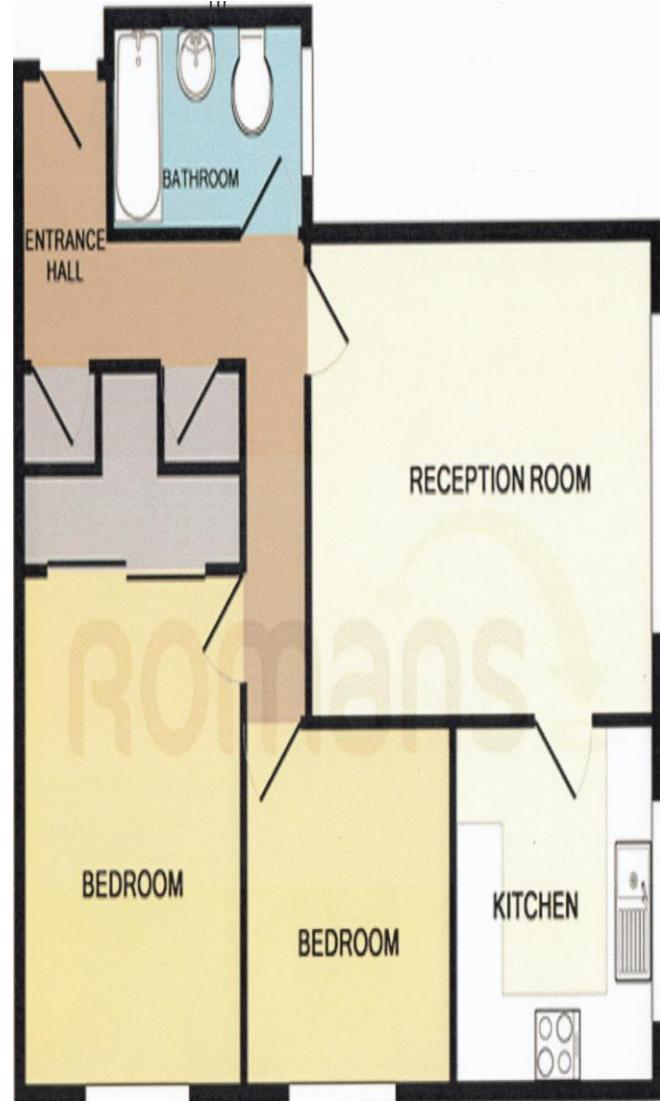
Bedroom One 18' x 12' (5.48m x 3.66m) with range of mirror fronted wardrobes

Bedroom Two 11' x 10' (3.35m x 3.05m)

Bathroom newly fitted with contemporary suite of panel bath with shower over, basin & w.c.

Communal Gardens & Parking.

Farnham Royal is ideally situated for numerous leisure facilities including the 500 acres of historic woodland at Burnham Beeches, renowned for its attractive country walks, cycling paths and a relaxing café. Stoke Park, the popular Golf and Country Club is close by with its famous golf course, Spa and Gym. Farnham Royal is also perfectly situated for transportation links with easy access to the M40 and M4 motorways and close proximity to Heathrow Airport. Train stations at Gerrards Cross, Beaconsfield, Burnham & Slough are close by with the regular fast mainline service to central London. In 2018/19 Crossrail 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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) 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, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92-100) 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, Scotland & Wales	
EU Directive 2002/91/EC	