



# SIMMONS & SON



## Cobblers Close, SL2 3DT

### Offers In Excess Of £270,000 Share of Freehold

Nestled in the tranquil residential area of Farnham Royal Village, this charming two-bedroom first-floor apartment on Cobblers Close offers a delightful living experience. The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests. The two bedrooms provide ample space for comfortable living, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

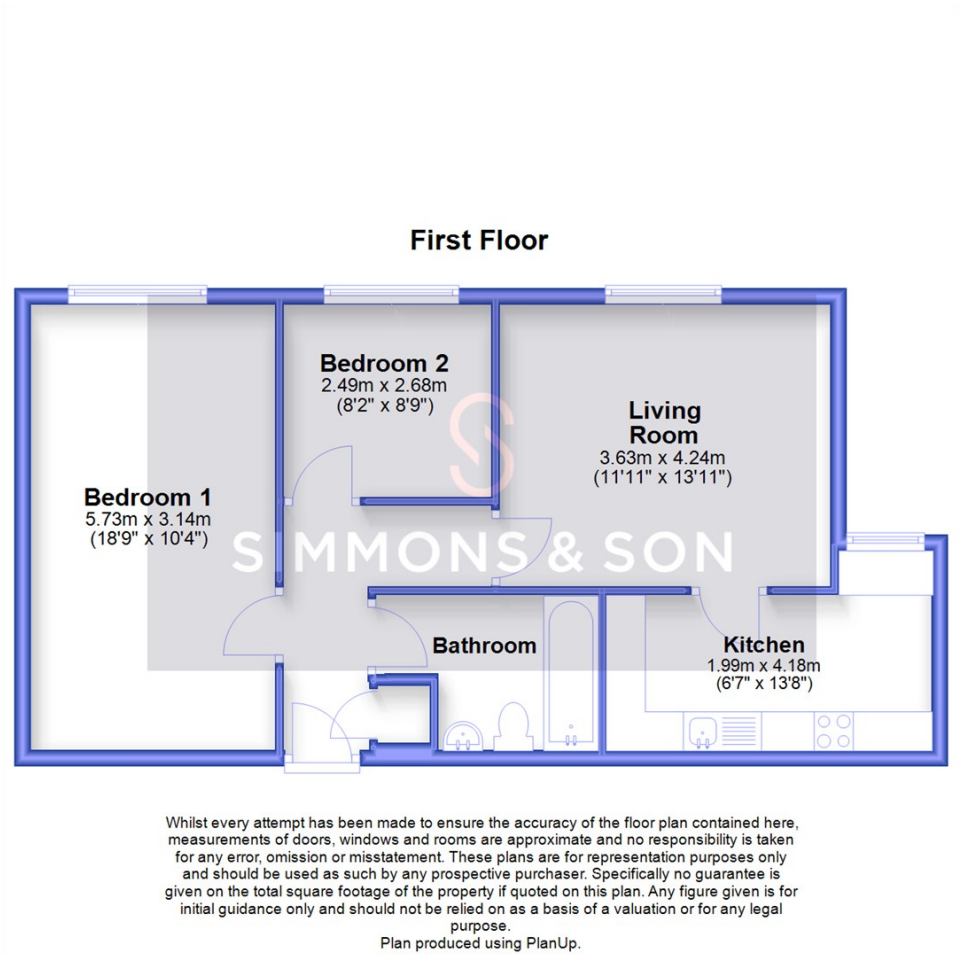
The apartment features a well-appointed bathroom, ensuring convenience and comfort for its residents. One of the standout features of this property is the inclusion of a garage, providing secure parking and additional storage space. With no onward chain, this home presents a seamless opportunity for prospective buyers to move in without delay.

Situated close to local schools, this property is particularly appealing for families looking to settle in a community-oriented environment. The share of freehold adds an extra layer of security and flexibility for future homeowners.

Overall, this purpose-built flat combines modern living with the charm of a quiet village setting, making it a wonderful place to call home. Whether you are a first-time buyer or looking to downsize, this apartment in Farnham Royal is not to be missed.



Cobblers Close, Farnham Royal , South Buckinghamshire, SL2 3DT



- Two Bedroom First Floor Apartment
  - Close to Local Schools
- Quiet Residential Area Situated in Farnham Royal Village
  - Service Charge £1,105.76 p.a & £0 Ground Rent
- Garage & Residents Parking
  - Share of Freehold - Lease : 979 Years Remaining
- No Onward Chain
  - Council Tax Band : C
- 1.3 Miles to Shops & Amenities of Farnham Common Broadway
  - EPC : TBC



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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