



Hart Dene Court, Bagshot, Surrey, GU19 5AJ

Asking Price £105,000 Leasehold

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*** VACANT WITH NO ONWARD CHAIN - JUST REDECORATED AND WITH NEW CARPETING ***

We are pleased to offer for sale very well presented one bedroom retirement flat located on the second (top) floor with views overlooking the front car park. Comprising an entrance hall with store/airing cupboard, a good size lounge with glazed doors to a square size kitchen. There is an excellent size double bedroom with fitted wardrobe with mirror doors. The flat has double glazed windows and electric night storage heating. Hart Dene Court has a resident House Manager and is a quality retirement development with a lift, a comfortable residents lounge with kitchenette and a residents laundry room. The building and gardens are well maintained to a high standard. There is a large car parking area for residents and their visitors. Viewing is highly recommended.

LOCAL INFORMATION: Bagshot village is a short walk away with its good range of shops including the Cooperative supermarket, Lloyds chemists, Post Office, the Park House Doctors surgery, pubs and restaurants and the railway station. There is a large Waitrose supermarket on Earlswood Park just off the A30 London Road. The area also has excellent access onto the M3 motorway and A322 and A30 road networks.

A communal entrance with hallways and a lift leads to the second floor. Front door to the flat;

ENTRANCE HALL: Tunstall entry phone system, store/airing cupboard with insulated hot water tank, linen shelves, fuse box and electric meter. Coved and artex ceiling, glazed door to:

LOUNGE: 14'2 x 12 (4.32m x 3.67m). Front aspect double glazed window overlooking front car park and gardens, electric storage heater, feature fireplace surround with electric heater, TV aerial

point, coved and artex ceiling, glazed doors to:

KITCHEN: 8'7 x 7'7 (2.63m x 2.33m). A good size square room with base and wall cupboards, worktops with tiled splash backs, coved and artex ceiling, double glazed window with front view, stainless steel sink unit, Electrolux four ring electric hob with cooker hood above, spaces for a fridge and a freezer, built-in Electrolux electric oven, vinyl flooring.

DOUBLE BEDROOM: 17'5 x 12'1 max (5.32m x 3.70m).

Front aspect double glazed window, electric storage heater, coved and artex ceiling, loft hatch, built-in wardrobe with mirror folding doors with hanging and shelf storage space.

BATHROOM: Fully tiled walls, shower cubicle with wall mounted Aqualisa shower unit with riser bar, wash basin with vanity unit under, mirror, shaver point, low level WC, electric towel heater, extractor fan, towel rail.

OUTSIDE:

COMMUNAL GARDENS: The gardens are beautifully maintained and surround the buildings, they are private and laid to lawn with flower and shrub borders. There are garden benches and private sitting areas with pathways and patios with covered pergolas with climbing plants.

PROPERTY INFORMATION:

Tenure: Leasehold

Current Ground: £551.34 pa

Next Rent Review: 2042

Current Service Charge: £2,301.90 pa

Length of the lease: 125 years from 1 February 1998

Term Remaining: Approx. 100 Years

Shared ownership: N/A

Council Tax

Council Tax band: D Payable (22/23): £2,195.39

Local Authority: Surrey Heath

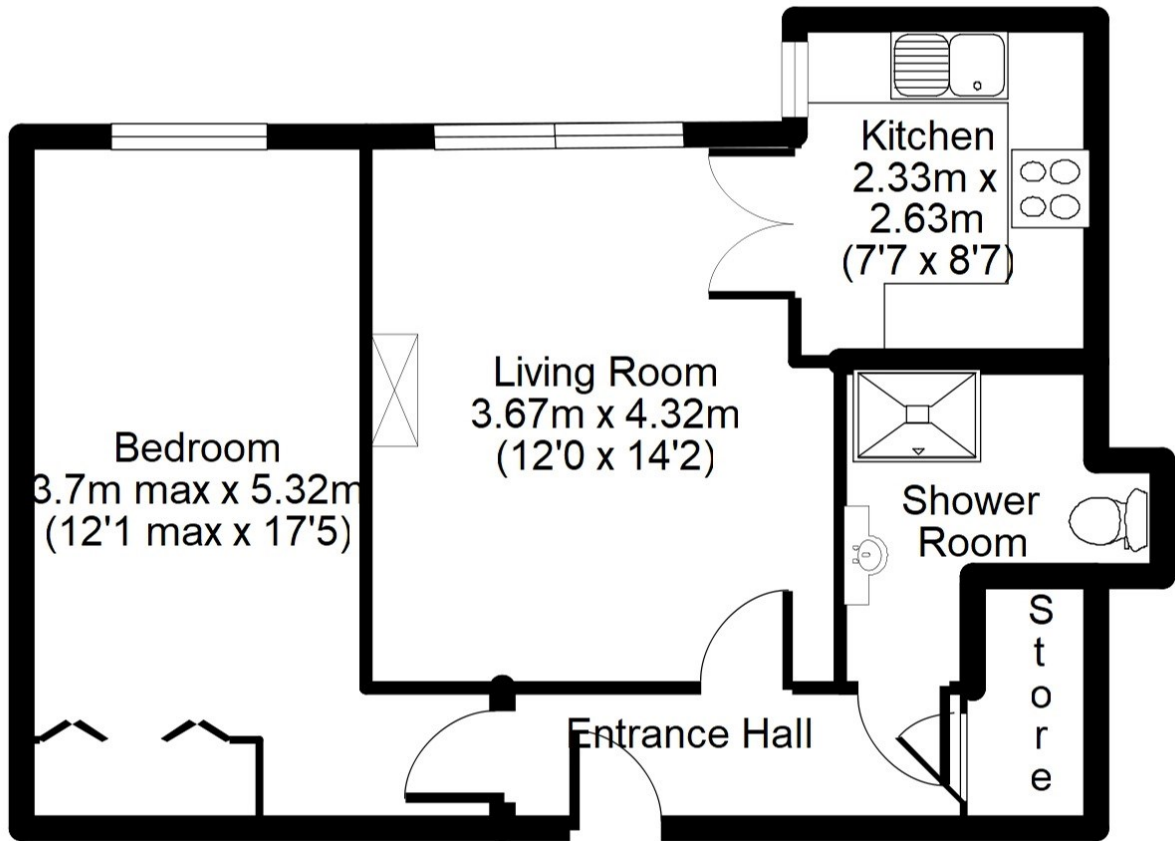
Other Estate Charges

Event Fees: 1% Contingency Fee & 1% Transfer Fee (paid by the seller when selling).

*** For further details please contact us.**







Approx. Total Floor Area:
41 Sq M = 441 Sq Ft

Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 82 B | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

DISCLAIMER:

** Please contact us before viewing: If there is something of special importance to you, we can provide you with further information or make enquiries. This could be especially important if you are coming some distance to view.*

** Although these details are believed to be correct, they are not guaranteed. Purchasers should satisfy themselves as to their accuracy.*

** Electrical and gas appliances are not tested.*

** Sizes given are maximum approximate dimensions.*

Postcode for Sat Nav: GU19 5AJ



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