

**HOWLANDS**  
SALES & LETTINGS  
*Established 2009*



**Wessex Lodge, 24-26 London Road, Bagshot, Surrey, GU19 5FN**

**£350,000 - Leasehold**



**\* EXCLUSIVELY FOR THE OVER 60'S \*** Howlands are pleased to offer for sale this superb two bedroom ground floor apartment, located at rear of the building and built by Churchill Retirement Living in 2020. Comprising an entrance hall with a deep walk in cupboard. The living room is a spacious size with door giving direct access and lovely views to a private patio area and the beautiful communal gardens. There is a well equipped modern kitchen with built-in Zanussi appliances, bedroom one has a luxury ensuite shower room and there is an excellent size second bedroom and a large bathroom. Viewing is highly recommended!

**ABOUT THE DEVELOPMENT:** This stunning retirement development is situated in a central location, close to all the essential amenities and public transport. Wessex Lodge is home to 25 apartments and includes an Owners' Lounge with a built-in coffee bar, creating the perfect location for socialising with like-minded neighbours. The development is within easy reach of the local shops, supermarkets and Bagshot railway station to Waterloo, so you can enjoy an independent, active retirement.

#### **SAFETY AND SECURITY**

The fully furnished Guest Suite provides an ideal space for your family and friends to stay over when visiting, while a lift to all floors is installed for your convenience. This apartment comes complete with a 24 hour emergency Careline system, while a camera entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire alarm systems are fitted throughout the Lodge, while a Lodge Manager is on hand to assist with anything else you might need.

**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.

**ENTRANCE HALL:** Wall thermostat, Tunstall entry phone system, deep airing cupboard with RCD fuse box and electric meter.

**LIVING ROOM: 19'8 x 11'7 (6.00m x 3.50m).** Radiator with thermostat, attractive electric fireplace, double glazed door to patio and gardens, glazed door to;

**KITCHEN: 8'1 x 7'8 (2.50m x 2.30m).** A well equipped modern kitchen with base and wall cupboards, wide double glazed window with lovely view of the communal gardens, down lighting, built-in Zanussi appliances with washer/dryer, integrated fridge/freezer, oven, four ring electric induction hob, cooker hood above.

**BEDROOM ONE: 19'8 x 9'6 (6.00m x 2.90m).** An excellent double bedroom with walk in wardrobe with hanging and shelf storage space, radiator, further storage cupboard, double glazed window with garden view, door to;

**ENSUITE SHOWER ROOM:** Attractive Roca suite with low level WC, wash basin with mixer tap, shower cubicle with shower unit, towel heater, electric shaver point.

**BEDROOM TWO: 21'9 max x 10'6 (6.60m x 3.20m).**

Another excellent double bedroom with built-in mirror sliding wardrobes with hanging and shelf storage space, radiator, double glazed window.

**BATHROOM:** An attractive Roca bathroom suite with low level WC, wash basin with mixer tap, fully tiled walls, panel enclosed bath with shower screen, wall mounted shower unit, electric shaver point, extractor fan, towel heater.

#### **OUTSIDE:**

**COMMUNAL GARDENS:** Beautifully maintained gardens with lawn and attractive flower and shrub borders. The flat is ground floor and has it's own patio area, ideal for entertaining and enjoying the peaceful garden.

#### **PROPERTY INFORMATION:**

**Tenure:** Leasehold

**Ground Rent:** £625 pa (Next Rent Review in Nov 2030)

**Service Charge:** £5,938.96 (Year ending 30th Nov 2024)

**Length of the lease:** 999 Years from May 2020

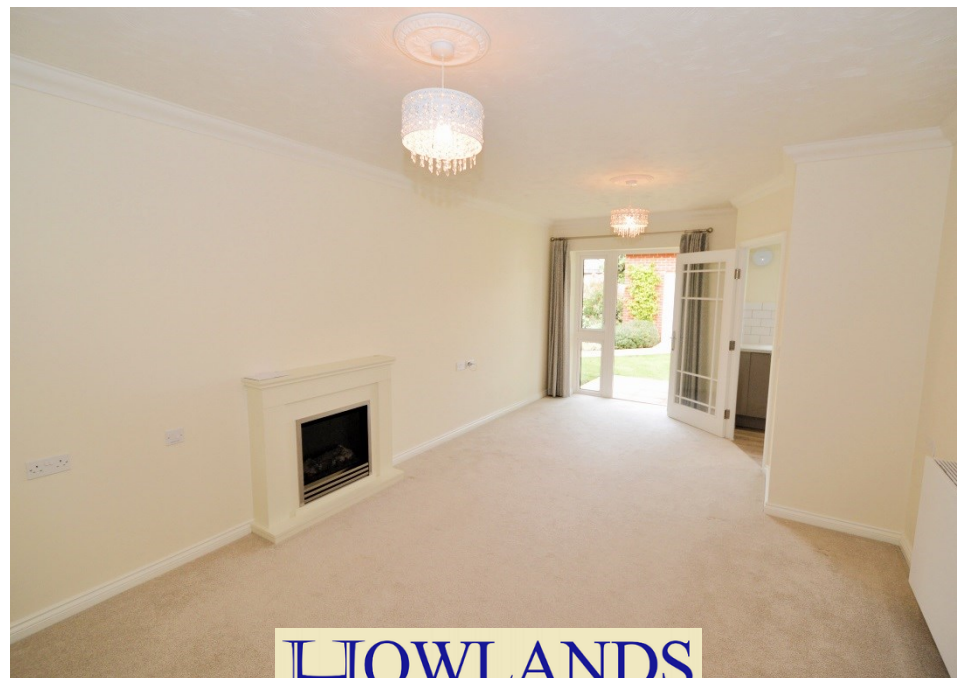
**Term Remaining:** Approx. 995 Years

**Council Tax band:** D (Payable (24/25): £2,390.33)

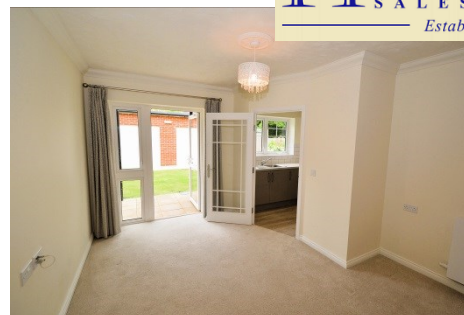
**Local Authority:** Surrey Heath Borough Council

**SERVICE CHARGE INCLUDES:** Careline system, buildings insurance, water and sewerage rates, heating via a ground source heating system, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

**EVENT FEES:** A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.



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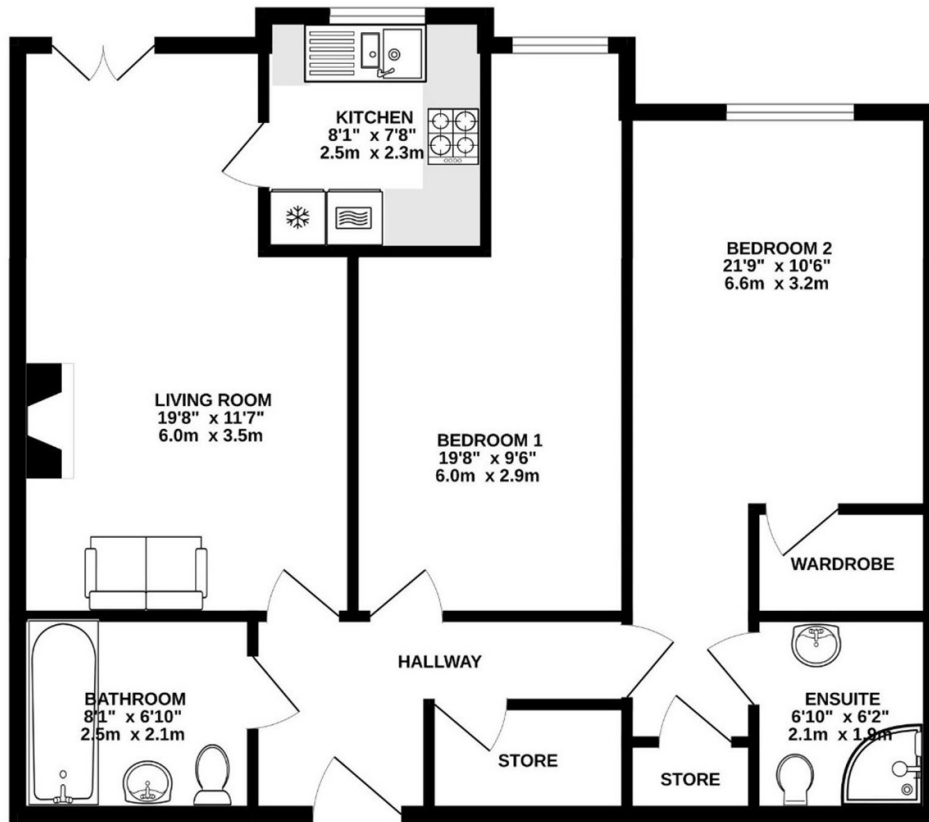








GROUND FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



Approximate Area: 814 SQ.FT. (75.6 SQ.M)

This plan is for layout guidance only. Not drawn to scale. For information purposes only. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decisions reliant upon them.

- \* 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.
- \* Any electrical and gas appliances are not tested.
- \* Sizes given are maximum approximate dimensions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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