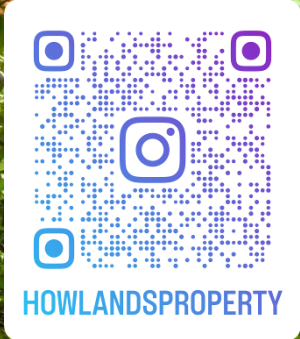


HOWLANDS
SALES & LETTINGS
Established 2009



Hart Dene Court, Bagshot, Surrey, GU19 5AJ

£140,000 - Leasehold

*** GROUND FLOOR RETIREMENT FLAT *** Howlands are pleased to offer for sale this well presented, one bedroom ground floor retirement flat, situated at the front of the building and with it's own door out to the communal gardens. Comprising an entrance hall with deep storage cupboard, comfortable living/dining room with glazed door to the gardens, a well equipped kitchen. The bathroom has been converted to a shower room with a wide walk-in shower cubicle. There is a double bedroom with built-in wardrobes and an area ideal for a dressing table. The flat has electric night storage heating and there are double glazed windows. Viewing is highly recommended.

THE DEVELOPMENT: Hart Dene Court has a resident House Manager and is a quality retirement development with a lift, comfortable residents lounge, laundry room and there is a guest suite, bookable through the house manager. A residents committee help to organise social events and the building and gardens are well maintained to a high standard. There is a large car parking area for residents and 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 to the flat.

ENTRANCE HALL: Coved ceiling, Tunstall entry phone system, newly fitted carpet, deep airing cupboard with insulated hot water tank with linen shelves, fuse box and electric meter, glazed door to the:

LIVING ROOM: 23'5 x 10'7 (7.10m x 3.20m). Two wall lights points, electric fireplace, storage heater, double glazed side window and double glazed door to the front, glazed doors to the:

KITCHEN: 7'7 x 7 (2.30m x 2.10m). Base and wall cupboards, spaces for a fridge and freezer, electric oven, four ring hob and cooker hood, double glazed window.

BEDROOM ONE: 19'4 x 9'1 (5.90m x 2.80m). Excellent size double bedroom with built-in mirror folding wardrobe with hanging and shelf storage space, storage heater, space for a dressing table, double glazed window.

SHOWER ROOM: Walk in shower with wall mounted shower unit on a riser bar, low level WC, wash hand basin with mixer tap, wood laminate flooring, mirror, electric shaver point.

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

Ground Rent: £551.34 pa

Current Service Charge: £2,630 pa

Length of the lease: 125 years from 1 February 1998

Term Remaining: Approx. 98 Years

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

Local Authority: Surrey Heath Borough Council

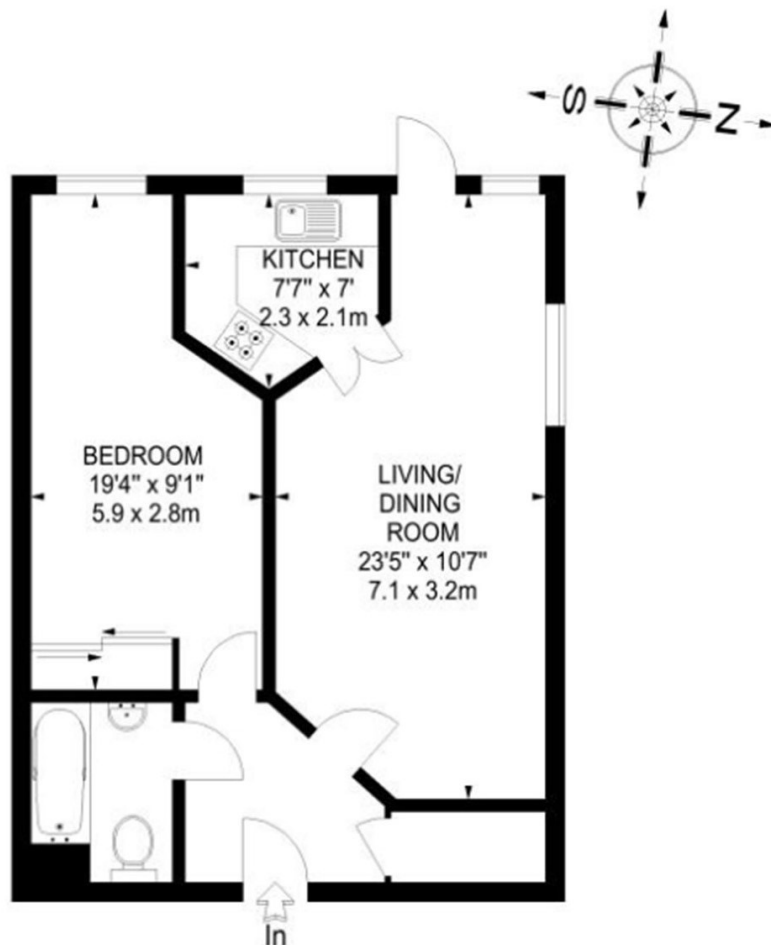
Event Fees: 1% Contingency Fee & 1% Transfer Fee (paid by the seller when selling).



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APPROX. GROSS INTERNAL FLOOR AREA 532 SQ FT / 49 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		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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