



Approx. Total Floor Area: 71 Sq M = 764 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	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Jenkins Court, Chapel Lane, Bagshot, Surrey, GU19 5DD

**NO ONWARD CHAIN** Offers in Excess of £250,000

Tenure: Leasehold

EPC Rating: B

Council Tax Band: C



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**COMMUNAL SPACIOUS ENTRANCE HALL:** Private post boxes, security entry phone, well maintained and an impressive staircase leading to second floor. Front door to;

**ENTRANCE HALL:** Plain ceiling with coving, down lighting, heating thermostat, entry phone, storage cupboard with fuse box and electric meter, further deep storage cupboard.

**LIVING ROOM: 14'10 x 11'10 (4.52m x 3.62m).** An attractive room with high ceiling, plain ceiling with down lighting, radiator with thermostat, double glazed window with lovely elevated views, dimmer switch.

**KITCHEN: 10'4 x 8'11 max (3.15m x 2.73m max).** Plain ceiling with down lighting, range of light wood base and wall cupboards, wall mounted Baxi combination gas boiler for heating and hot water, worktops with glass splash backs, one white sink unit with mixer tap and



waste disposal unit, four ring gas hob and extractor hood above, Stoves built in oven under. Integrated Bosch washing machine, fridge and freezer, built-in microwave, Velux double glazed sky light window.

**BEDROOM ONE: 20'4 max x 9'10 (6.22m max x 3.00m max).** Plain ceiling with coving and down lighting, double glazed window with highly elevated views, fitted sliding mirror wardrobes with hanging and shelf storage space, radiator with thermostat.

**ENSUITE SHOWER ROOM:** A luxury white suite with low level WC in a concealed system with display shelf, wash hand basin with mixer tap, vanity cupboard under, half tiled walls, mirror medicine cabinet with spot light above, plain ceiling with down lighting, extractor, corner shower cubicle with wall mounted shower unit, wood laminate flooring.

**BEDROOM TWO: 11'11 x 8'2 (3.65m x 2.50m).** A good size double bedroom, plain ceiling with coving, down lighting, two Velux double glazed sky light windows, radiator with thermostat, fitted wardrobe.

**LUXURY BATHROOM:** With tiled walls to bath area, panel enclosed bath with mixer tap, shower screen, hand shower on an adjustable rail, chrome towel radiator, low level WC in a concealed system with display shelf and cupboard above, wash basin with mixer tap, mirrored bathroom cabinet with spot light above.

**OUTSIDE:**

**ATTRACTIVE COMMUNAL GARDENS:** Surround the building and laid to lawn with flower and shrubs borders. Well maintained by a professional managing agents.

**ONE ALLOCATED PARKING SPACE: No 9.** Plus communal visitors parking.



**PROPERTY KEY INFORMATION:**

**Tenure:** Leasehold  
**Current Ground Rent:** Peppercorn £1 per annum.  
**Current Service Charge:** £1,820.92 pa  
**Term Remaining:** Approx. 198 Years Remaining  
**Council Tax band:** C Payable (22/23): £2,016.05  
**Local Authority:** Surrey Heath Borough Council  
**EPC Rating:** B

*\* 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.*

**\* NEW LEASE EXTENSION TO 198 YEARS AND A PEPPERCORN GROUND RENT (£1) per annum \*** Located in a quiet position on the top floor and at the front of the building on Chapel Lane. This quality apartment which was built by the award winning Premier Properties Plc builders in 2006. There are pleasant high elevated views from the lounge/dining room and master bedroom over Earlswood Park and woodlands beyond. It is well presented and decorated to a high standard in a light, bright and neutral style. Offering a host of luxury features including a master bedroom with built-in wardrobes and a luxury ensuite shower room. The lounge is a lovely size with a high ceiling and window with high views. There is a modern design kitchen with integrated appliances and a combination gas boiler for the heating and hot water. The second bedroom is also a good size double bedroom with attractive feature Velux double glazed skylight windows. There is a luxury bathroom with attractive tiled walls. The communal grounds, hallways and stairs of the building are well maintained.

**LOCAL INFORMATION:** Bagshot village has a good range of shops including a Cooperative supermarket, Post office, first and middle schools, pubs, restaurants/ takeaways and the railway station. Close by at Earlswood Park there is a large Waitrose supermarket with a cafe. The Bagshot area also has excellent access onto the M3 motorway and A322 (Bracknell Road) and A30 London Road.

