



## Hart Dene Court, Bagshot, Surrey, GU19 5AJ

**Asking Price £110,000      Leasehold**



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**NO ONWARD CHAIN** - A well presented one bedroom retirement flat located on the first floor and built by McCarthy & Stone. Comprising a good size entrance hall with store/airing cupboard, a double aspect living/dining room with ample space for a dining table, a well equipped kitchen, modern white suite bathroom with a wall mounted shower unit and an excellent size double bedroom with fitted wardrobe. 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. The flat has double glazed windows, electric night storage heating and emergency assistance pull cords in all the rooms linked to a Helpline. There is a large car parking area for residents and their visitors.



**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 first floor. Front door to the flat;

**ENTRANCE HALL:** Entry phone system, deep store/airing cupboard with insulated hot water cylinder tank, electric meter and trip fuse box, glazed door to:



**LOUNGE/DINING ROOM: 23'3 max x 12'6 max (7.10m x 3.20m).** A double aspect room with coved and artex ceiling, electric storage heater, attractive fireplace with electric fire, ideal space for a dining table with two double glazed windows, two wall light points, glazed doors to:

**KITCHEN: 7'6 max x 7'4 max (2.30m x 2.25m).** A well equipped kitchen with base and wall cupboard, vinyl flooring, worktops with tiled splash backs, space for fridge and freezer, built-in electric oven, four ring hob and cooker hood above, double glazed window, stainless steel sink unit.



**DOUBLE BEDROOM: 15'5 x 9'2 (4.72m x 2.80m).**

An excellent size double bedroom with double glazed window, electric storage heater, two wall light points, fitted mirror folding wardrobe cupboards with hanging and shelf storage space, coved and artex ceiling.

**BATHROOM:** Modern bathroom with panel enclosed bath with hand shower, wall mounted shower unit above, fully tiled to bath area, low level WC, towel radiator, wash hand basin, mirror, vinyl flooring, coved and artex ceiling.

**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 KEY FACTS:**

**Tenure:** Leasehold

**Current Ground:** £551.34 pa

**Next Rent Review:** 2042

**Current Service Charge:** £2,330.52 pa

**Length of the lease:** 125 years from 1 Feb 1998

**Term Remaining:** Approx. 100 Years

**EPC Rating:** B

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

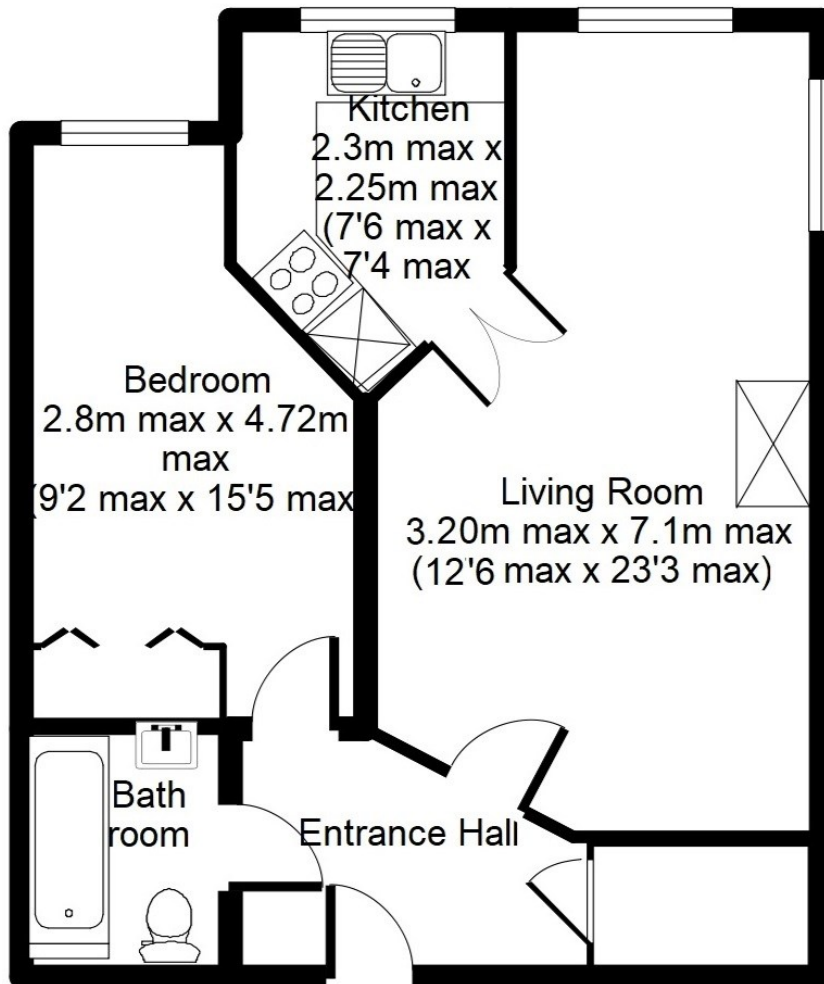
**Local Authority:** Surrey Heath

**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:  
47 Sq M = 505 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	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER:**

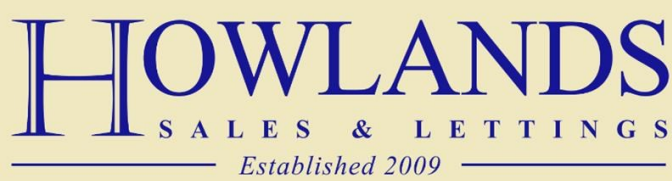
*\* Please contact us before viewing: If there is something of special importance to you, we can provide you with further information or make enquiries. This could be especially important if you are coming some distance to view.*

*\* 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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