

# HOWLANDS

SALES & LETTINGS

Established 2009



**1 Bed First Floor Retirement Flat**  
**Hart Dene Court, Bagshot**

**£120,000**  
**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 spacious lounge/dining room with ample space for a dining table, a well equipped kitchen, modern white suite shower room and an excellent size double bedroom with extensive built-in wardrobes and drawers. 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:** Coved and artex ceiling, Tunstal alarm and entry phone system, airing cupboard with insulated hot water tank, linen shelves, fuse box and electric meter, glazed door to:

**LOUNGE/DINING ROOM: 23'3 max x 10'6 max (7.10m x 3.22m).** A spacious room with four wall light points, coved and artex ceiling, fireplace with electric fire, two double glazed windows overlooking the front of Hart Dene Court, ample space for dining table, electric storage heater, glazed doors to:

**KITCHEN: 8'4 x 7'6 (2.55m x 2.30m).** Range of base and wall cupboards, worktop with tiled splash backs, Belling built-in electric oven, Belling four ring electric hob and Zanuzzi cooker hood above, space for low level fridge and freezer, stainless steel sink with mixer tap, double glazed window with front view, coved and artex ceiling, vinyl flooring.

**DOUBLE BEDROOM: 19 x 9'2 (5.80m x 2.80m).** With coved and artex ceiling, two wall light points, electric storage heater, built-in wardrobe with mirror folding doors with hanging and shelf storage space, further fitted wardrobe cupboards and beside cabinets, dressing area with cupboards and drawer, double glazed window.



**SHOWER ROOM:** A white suite with fully tiled walls, low level WC, electric towel radiator, Creda fan heater, wash hand basin with mixer tap and vanity unit under, mirror, electric shaver point, shower cubicle with wall mounted Bristan shower unit with shower on a riser bar, vinyl flooring.

#### **OUTSIDE:**

#### **COMMUNAL GARDENS:**

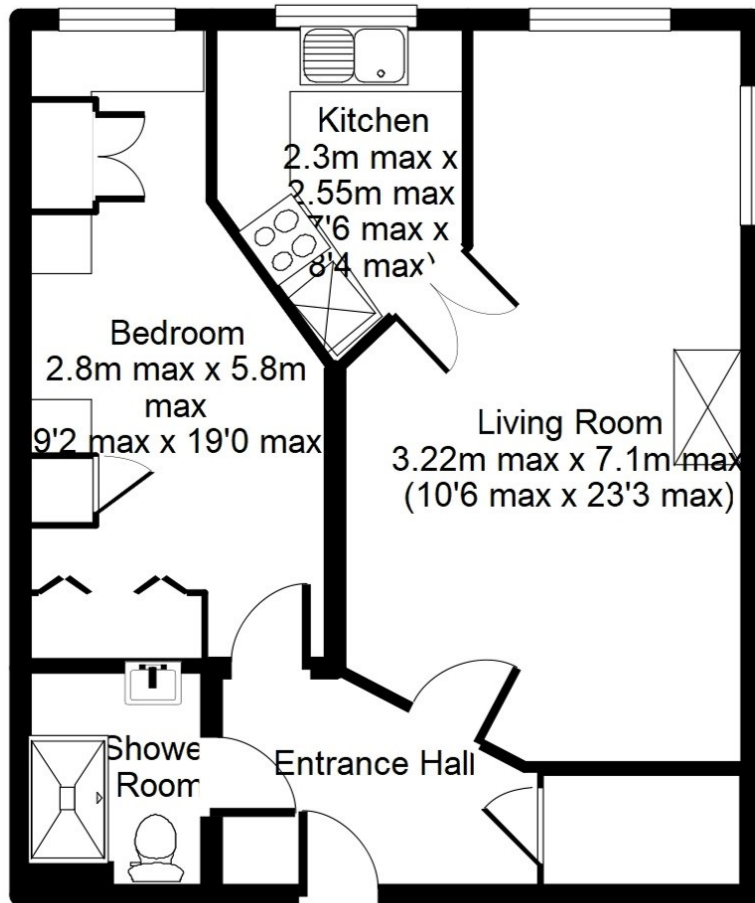
The gardens are beautifully maintained and surround the buildings, they are private and laid to lawn with flower and shrub borders. There are garden benches and private sitting areas with pathways and patios with covered pergolas with climbing plants.



**INFORMATION:** The property is Leasehold, at postcode GU19 5AJ and in Council Tax band D = £2,101.07 payable for year (2021/22).

#### **LEASEHOLD INFORMATION:**

This information has been provided by the sellers of the property. For further details please contact us.  
Years remaining on Lease: Approx 102 Years.  
Ground Rent (approx.): Approx £551.34 pa.  
Service Charge (approx.): Approx £2,301.90 pa.



Approx. Total floor Area:  
50 Sq M = 538 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	81   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER:**

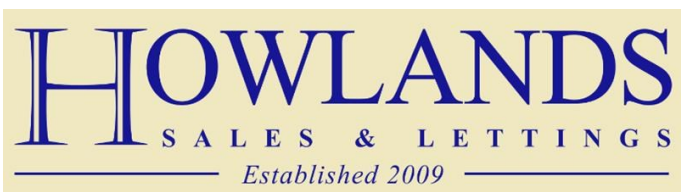
*\* Please contact us before viewing: If there is something of special importance to you, we can provide you with further information or make enquiries. This could be especially important if you are coming some distance to view.*

*\* 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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