

HOWLANDS

SALES & LETTINGS

Established 2009



Horsebrass Drive, Bagshot, Surrey, GU19 5RB

Asking Price £200,000

Tenure: Leasehold

EPC Rating: C

Council Tax Band: C

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*** GAS FIRED HEATING WITH RADIATORS *** A one bedroom first floor maisonette which has its own private rear garden and located in a cul de sac on the popular Connaught Park. The property was built by Heron Homes in 1985 with a long 999 year lease (approx. 961 years remaining). The property is light and bright and comprises an entrance hall and landing, open plan living/dining room with a modern and well equipped kitchen. There is a double bedroom with built-in wardrobe cupboards and a modern white bathroom with attractive tiling. The property has a gas fired heating with radiators and with a combination boiler for heating and hot water (boiler installed in Dec 2019). There is a car parking area at the front for the residents and visitors. Viewing is recommended

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 cafe. The Bagshot area also has excellent access onto the M3 motorway and A322 (Bracknell Road), and A30 (London Road) networks.



A front door leads to an **ENTRANCE PORCH:** With fuse box and stairs leading up to the **LANDING:** Side window, artex ceiling, window, radiator, storage cupboard with coats hanging space, loft hatch.

OPEN PLAN LIVING ROOM/KITCHEN:

LIVING ROOM: 13'2 x 10 (4.01m x 3.05m). Wide front aspect window, radiator, artex ceiling with coving, open plan with arch to:

KITCHEN: 10'1 x 6 (3.07m x 1.83m). Window, artex ceiling, worktops with tiled splash backs, base and wall cupboard, cupboard with wall mounted combi Worcester gas boiler for heating and hot water, built-in Bosch dishwasher, space for a washing machine and upright fridge/freezer, stainless steel sink with mixer tap, Indesit oven, four ring gas hob and Whirlpool cooker hood above, vinyl flooring.



BEDROOM ONE: 14 x 9 (4.27m x 2.74m). Rear aspect wide window, artex ceiling, range of built-in wardrobes with hanging and shelf storage space, radiator with thermostat.

BATHROOM: Panel enclosed bath with hand shower and shower screen, window with obscure glass, artex ceiling, extractor fan, large mirror, low level WC, wash hand basin with mixer tap, towel radiator, electric shaver point.

OUTSIDE:

REAR GARDEN: A private rear garden laid to lawn with side access gate.

*** 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.**



PROPERTY KEY INFORMATION:

TENURE: Leasehold

Current Ground Rent: £25 pa

Current Service Charge: £0 per annum

Buildings Insurance: £293.44 2022/23

Length of the lease: 999 Years from 25 June 1985

Term Remaining: Approx. 961 Years

COUNCIL TAX

Council Tax band: C **Payable (22/23):** £1,951.46

OTHER INFORMATION

Local Authority: Surrey Heath

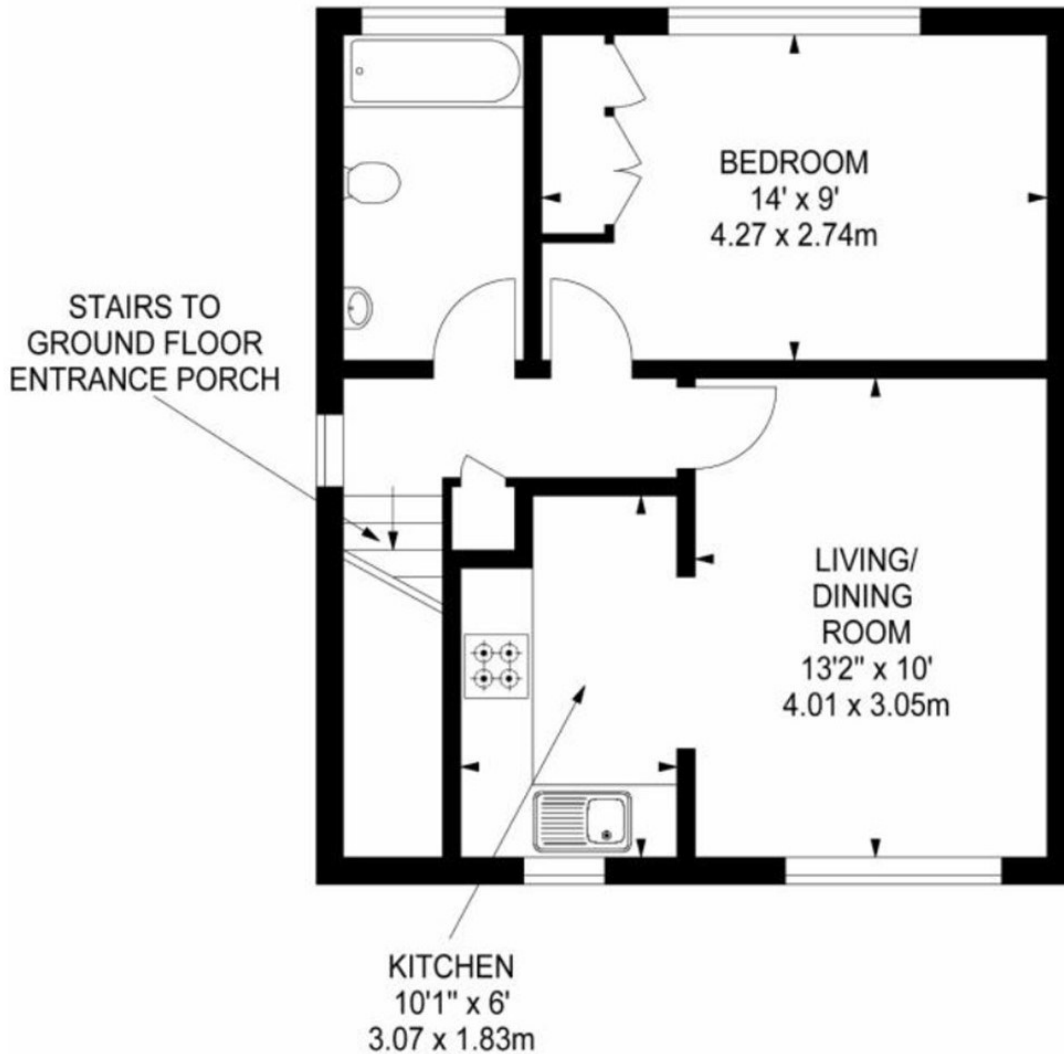
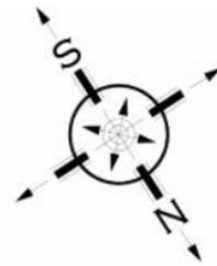
EPC Rating: C

Predicted Broadband Speed: 46 Mbps Superfast

Satellite/Fibre TV Availability:

BT: Yes **Sky:** Yes **Virgin:** No





APPROX. GROSS INTERNAL FLOOR AREA 444 SQ FT / 41.25 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		