



Shepherds Chase, Bagshot, Surrey, GU19 5QX

Offers over £250,000 - Leasehold



**SUMMARY:** A superbly presented two bedroom first floor maisonette located in a cul de sac position on the popular Connaught Park development. The property was built in 1986 and has a long lease of approx 161 years remaining. The accommodation offers a spacious open plan design living/dining room and modern well equipped kitchen. There is an excellent size double bedroom, a good size second single bedroom and a luxury bathroom with a modern white suite with attractive tiling and a Triton shower unit over the bath. The property has double glazed windows and gas fired heating with radiators. There is one allocated parking space and a visitors parking area. Viewing highly 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 a cafe. The Bagshot area also has excellent access onto the M3 motorway and A322 (Bracknell Road), and A30 (London Road) networks.

Outside storage cupboard with fuse box and electric meter, front door to the:

**ENTRANCE:** Radiator, double glazed window, water stop cock, plain ceiling, stairs to:

**FIRST FLOOR:** Plain ceiling with coving, airing cupboard with insulated hot water tank, programmer for heating and hot water, linen shelves.

**LIVING/DINING ROOM: 18'7 x 15'5 (5.66m x 4.70m).** Attractive wood laminate flooring, plain ceiling with coving, two radiators, wide double glazed bay window, open plan to the:

**KITCHEN:** Range of base and wall cupboards, worktops with tiled splash backs, Hotpoint four ring gas hob, stainless steel cooker hood above, built-in Diplomat oven, space for an upright fridge/freezer and a washing machine, double glazed window with roller blind, sink unit with mixer tap, cupboard with wall mounted Glow Worm boiler for heating and hot water.

**BEDROOM ONE: 11'5 x 9'6 (3.48m x 2.90m).** An excellent double bedroom with plain ceiling, coving, radiator, front aspect double glazed window with roller blind, over the stairs storage cupboard with hanging space, loft hatch.

**BEDROOM TWO: 9'6 x 6'9 (2.90m x 2.06m).** Rear aspect double glazed window, radiator, plain ceiling, coving.

**LUXURY BATHROOM:** Panel enclosed bath with shower screen, fully tiled to bath area, wall mounted Triton shower unit, low level WC, wash basin with mixer tap, towel radiator, attractive tiled flooring, double glazed window with obscure glass, extractor fan.

**OUTSIDE:** Externally there are communal gardens

**PARKING:** There is one allocated parking space and there is first come first serve parking available.

#### LEASEHOLD INFO

**Ground Rent:** £160 pa

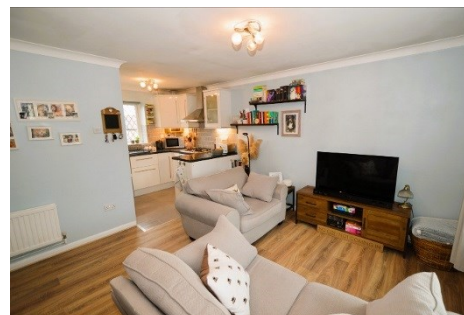
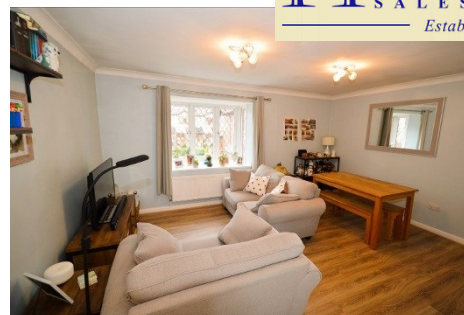
**Service Charge:** £2,000 pa

**Term:** 199 years from 1st January 1986

**Years Remaining:** 161 approximately



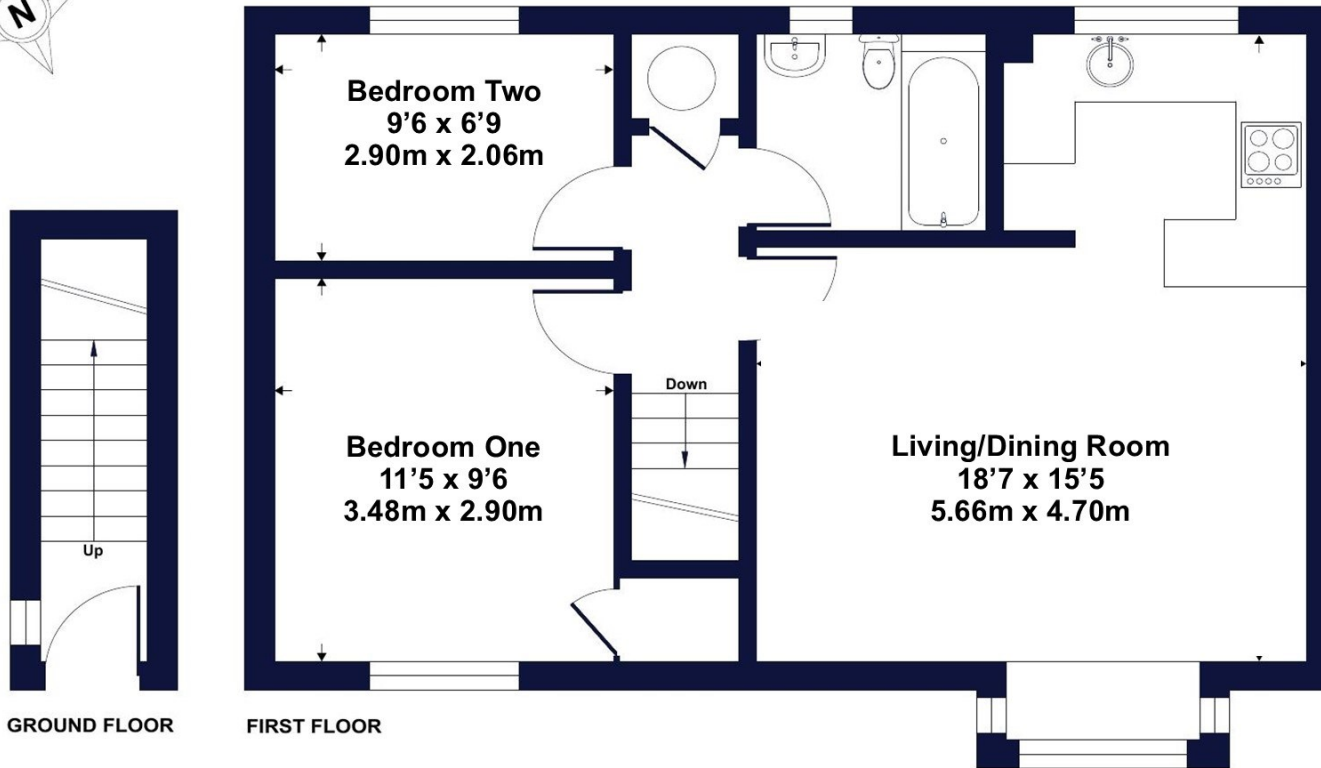
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Approximate Area: 590 SQ.FT. (54.8 SQ.M)

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	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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