

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

**£205,000 - Leasehold**



### \* A GROUND FLOOR TWO BEDROOM RETIREMENT

**FLAT \*** A well presented two bedroom ground floor retirement flat with it's own door out to the attractive communal gardens. Comprising an entrance hall with a deep walk-in storage cupboard, airing cupboard and a further storage. There is a spacious living/dining room with glazed doors to the well equipped kitchen. There are two excellent size double bedrooms and a shower room with Aqualisa shower unit. The flat has electric night storage heating and there are double glazed windows. Viewing is highly recommended.

**THE DEVELOPMENT:** Hart Dene Court has a resident House Manager and is a quality retirement development with a lift, comfortable residents lounge, laundry room and there is a guest suite, bookable through the house manager. A residents committee help to organise social events and the building and gardens are well maintained to a high standard. There is a large car parking area for residents and visitors. Viewing is highly recommended.

**LOCAL INFORMATION:** Bagshot village is a short walk away with its good range of shops including the Cooperative supermarket, 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 to the flat.

**ENTRANCE HALL:** Tunstall entry phone system, large and deep storage cupboard, airing cupboard with hot water cylinder tank and linen shelves, further cupboard with fuse box and electric meter, electric night storage heater.

**LIVING ROOM: 26'9 x 10'11 (8.16m x 3.34m).** Glazed door to the living room, two wall light points, electric night storage heater, double glazed window and door to the communal gardens, glazed doors to the:

**KITCHEN: 8'4 x 7 (2.53m x 2.13m).** Range of base and wall cupboard, stainless steel sink unit, double glazed window, built-in oven and four ring electric hob, space for a washing machine and fridge freezer.

**BEDROOM ONE: 15'7 x 9'3 (4.76m x 2.82m).** An excellent size double bedroom with built-in wardrobe with mirror sliding doors, double glazed window, electric night storage heater, loft hatch, two wall light points.

**BEDROOM TWO: 15'7 x 9'1 (4.76m x 2.78m).** Another good size double bedroom, double glazed window, electric night storage heater, two wall light points, electric convector heater, built-in wardrobe.

**SHOWER ROOM:** Low level WC, wash basin with vanity unit, mirror, shower cubicle with wall mounted Aqualisa shower unit, double glazed window, fully tiled walls.

#### **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 INFORMATION:**

**Tenure:** Leasehold

**Ground Rent:** 643 pa (Next review in 2042)

**Current Service Charge:** 4,080 pa

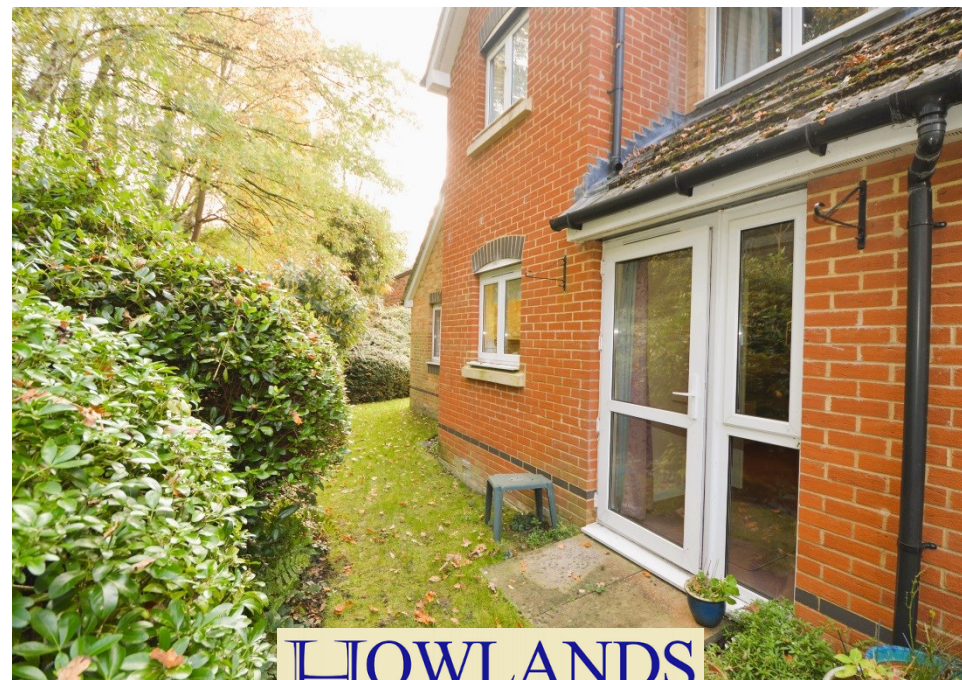
**Length of the lease:** 125 years from 1 February 1998

**Term Remaining:** Approx. 98 Years

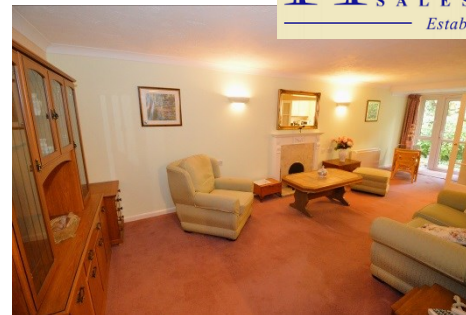
**Council Tax band:** D (**Payable (24/25):** £2,390.33)

**Local Authority:** Surrey Heath Borough Council

**Event Fees:** 1% Contingency Fee & 1% Transfer Fee (paid by the seller when selling).



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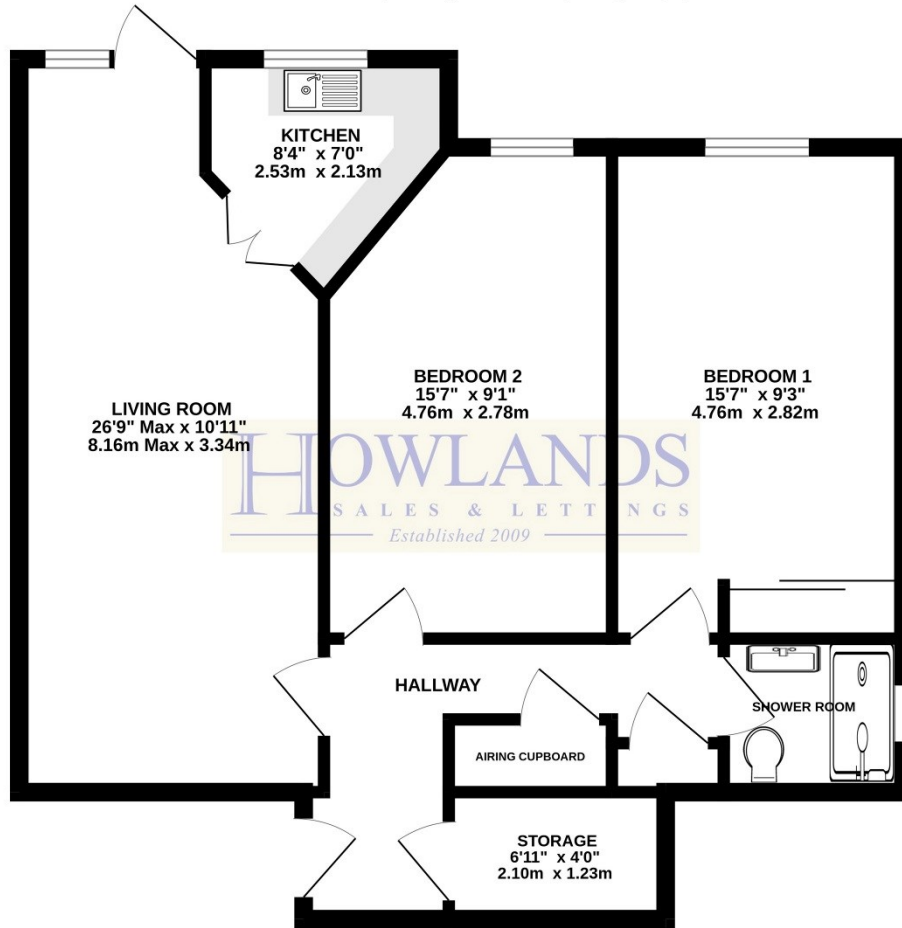








GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- \* 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	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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