

# 40 Royal Drive, Bordon, Hampshire

GU35 0QF



**Peter Leete  
and Partners**  
ESTATE + AGENTS



# 40 Royal Drive, Bordon, Hampshire GU35 0QF

Price: £220,000 Leasehold



**LOCAL AUTHORITY:**  
East Hampshire District Council.

**SERVICES:** All main services. Gas Fired central heating. Sealed unit double glazing

A short walk of the Bordon Inclosure being a 60 acre managed SANG providing various woodland walks and being a level walk of the Café 1759. The general area has seen much investment with new green open areas including the Hogmoor Inclosure with investment into road and community schemes and facilities to include the new leisure centre in Bordon, the opening of the new school, Oakmoor and a new town centre with offices shops and restaurants planned for the future. Bordon lies just east of the border with the South Downs National Park and again this includes wonderful walking/cycling area around Longmoor woodland which forms part of the Shipwrights Way a pathway for walking, cycling and horse riding which runs from Alice Holt Forest in the north all the way to Portsmouth Harbour in the south approximately 50 miles.

**DESCRIPTION:** A two bedroom first floor apartment with off road parking for 1 vehicle. The property is in immaculate order throughout and benefits from the southern outlook with Juliet balcony off of the living room.

Entrance door to inner hallway with doors to: Living room with southern aspect and led downlighters. Opening to fitted kitchen with stainless steel base oven with matching gas hob and extractor hood above. Space and plumbing for washing machine and dishwasher with additional space for an upright fridge freezer. Wooden fronted wall and base units the latter with Formica worksurface. Large stainless steel sink with drainer and mixer taps. Bedroom 1 south facing with led downlights and door to en-suite shower room with enclosed cubicle, WC, washbasin and led downlighters. Bathroom with modern panelled bath, pedestal wash hand basin and WC. Bedroom 2 has an extensive range of wardrobes and shelving, again south facing.

Council Tax band: C

EPC Rating: D

Lease: Term 150 years from 1/8/2008

Service Charge: £2649.00 last financial year.

Ground Rent £150.00 pa

**SPECIAL NOTES:** Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance with their code of practice.





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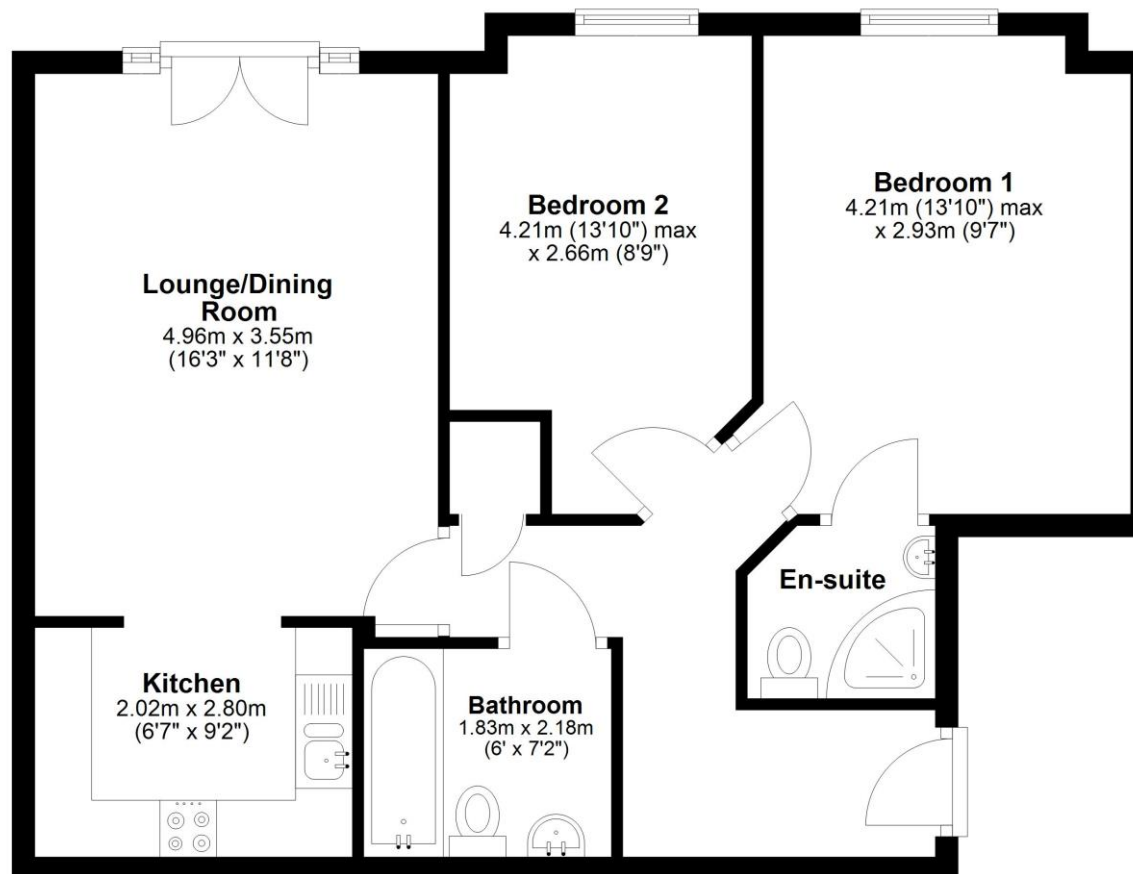
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P796

## Floor Plan

Approx. 63.0 sq. metres (677.6 sq. feet)



Total area: approx. 63.0 sq. metres (677.6 sq. feet)