

**HOWLANDS**  
SALES & LETTINGS  
*Established 2009*



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

**£110,000 - Leasehold**



**NO ONWARD CHAIN** - A well presented one bedroom retirement flat located on the second floor with a light and bright front aspect and built by McCarthy & Stone. Comprising a good size entrance hall, L-shaped lounge/dining room with ample space for a dining table and with glazed doors to a well equipped kitchen. The double bedroom is an excellent size with a built-in wardrobe and there is a shower room. 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, Park House Doctors surgery, pubs/restaurants and railway station. There is a large Waitrose supermarket 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 second floor. Front door to the flat;

**ENTRANCE HALL:** Entry phone system, storage cupboard with electric fuse box and meter, coved and artex ceiling, Tunstall alarm unit and entry phone system, loft hatch, glazed door to:

**L-SHAPED LOUNGE/DINING ROOM: 17'6 max x 14.7 max (5.34m x 4.44).** Coved and artex ceiling, electric storage heater, modern electric fireplace, double glazed window with front aspect, ample space for a dining table, glazed doors to:

**KITCHEN: 9 x 5'9 (2.74m x 1.75m).** Range of base and wall cupboards, worktops with tiled splash backs, built-in Electrolux oven, four ring electric hob and cooker hood, stainless steel sink unit, double glazed window, fridge and freezer included in the sale, coved and artex ceiling, vinyl flooring, creda heater.

**DOUBLE BEDROOM: 12'8 x 8'9 (3.86m x 2.67m).** Front aspect double glazed window, electric storage heater, coved and artex ceiling, fitted wardrobes with mirror folding doors, hanging and shelf storage space.

**SHOWER ROOM:** Fully tiled walls, low level WC, electric towel heater, wall mounted Creda heater, extractor fan, modern wash hand basin with mixer tap, mirror, shower cubicle with wall mounted Aqualisa shower unit with shower on the riser bar, airing cupboard with insulated hot water tank and linen shelf, towel rail.

**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.

**LEASEHOLD INFO**

**Ground Rent:** £551.34 pa

**Rent Review:** 2042

**Service Charge:** £2,630.pa

**Term:** 125 years from 1st Feb 1998

**Years Remaining:** 99 approx.

**Event Fees:** 1% Transfer Fee and 1% Contingency Fee when selling.

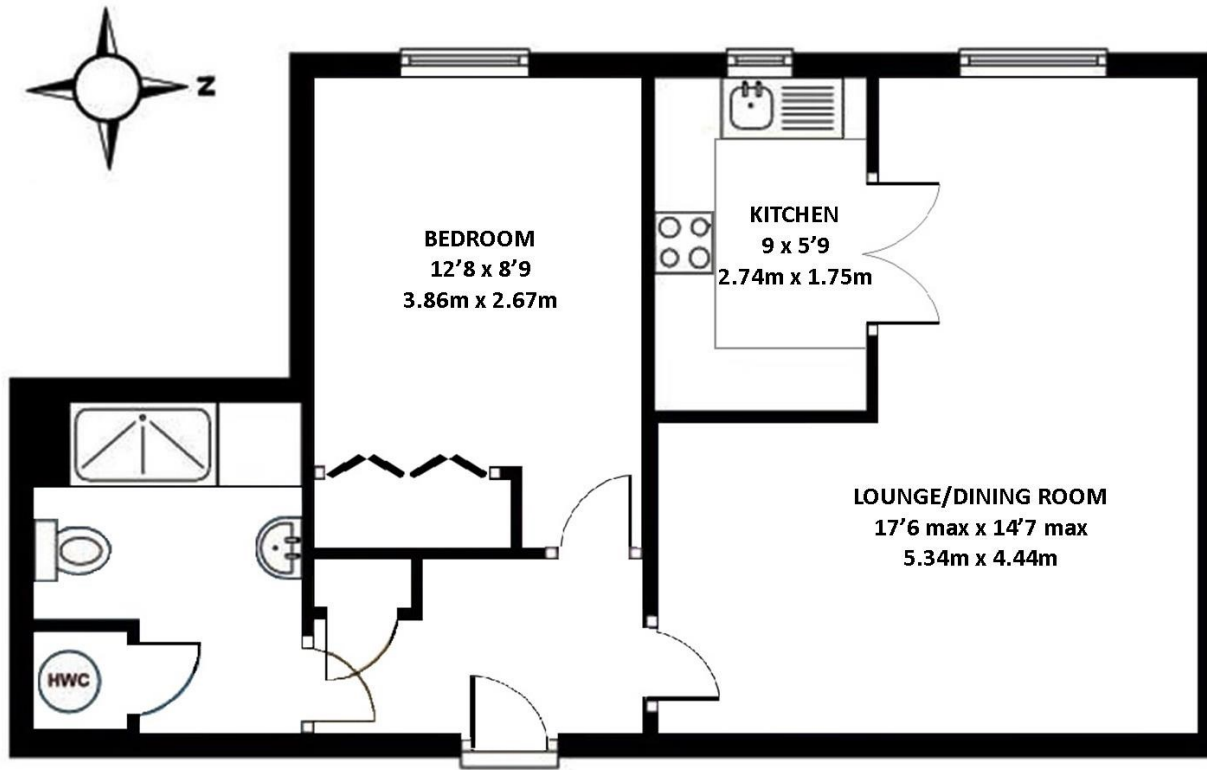


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TOTAL APPROX. FLOOR AREA 45 SQ.M. (486 SQ.FT.)

This plan is for layout guidance only. Not drawn to scale. For information purposes only. Windows and door openings area 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		82   B
69-80	C	80   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Contact Us

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