



Horsebrass Drive, Bagshot, Surrey, GU19 5RB

Offers Over £195,000 - Leasehold

SUMMARY: A well presented ground floor maisonette with its own private rear garden. Built by Heron Homes and located in cul de sac on the popular Connaught Park. The property was built in 1985 with approximately 960 years remaining on the lease. An ideal purchase for a first time or investment buyers as these flats are popular for letting. The property is light and bright and comprises an entrance hall with store cupboard, open plan living/dining room with a modern and well equipped kitchen. There is a double bedroom with built-in cupboard and double glazed window with garden view. There is a modern white suite bathroom with attractive tiling. The property has electric heating and double glazed windows. There is a car parking area at the front for residents and visitors. Viewing is 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.

Located on the ground floor with front door to the **ENTRANCE HALL:** Storage cupboard.

LIVING/DINING ROOM: 13 x 10 (3.96m x 3.05m). Front aspect double glazed window, electric heater, artex ceiling, archway open plan to:

KITCHEN: 10 x 5'2 (3.05m x 1.57m).

Attractive white base and wall cupboards, worktops with tiled splash backs, stainless steel sink with mixer tap, front aspect double glazed window, space for upright fridge/freezer and washing machine, built-in oven, four ring gas hob with cooker hood above, vinyl flooring.

BEDROOM ONE: 14x 9 (4.27m x 2.74m).

Wide double glazed window with view of the garden, electric heater, built-in cupboard.

BATHROOM: Fully tiled walls, panel enclosed bath with wall mounted shower unit, shower curtain rail, low level WC, double glazed window, airing cupboard with hot water tank, wash hand basin with mixer tap.

OUTSIDE: Private rear garden laid to lawn, storage shed.

PARKING: Large residents parking area, first come first serve basis.

LEASEHOLD INFO

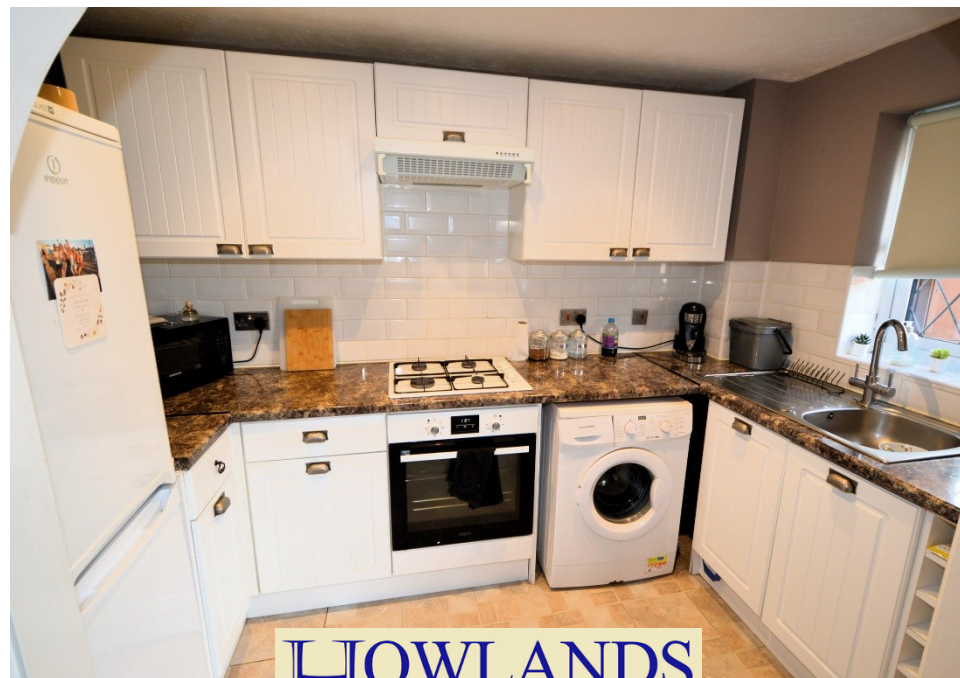
Ground Rent: £25 pa

Service Charge: n/a

Building Insurance: £350

Term: 999 years from 25 June 1985

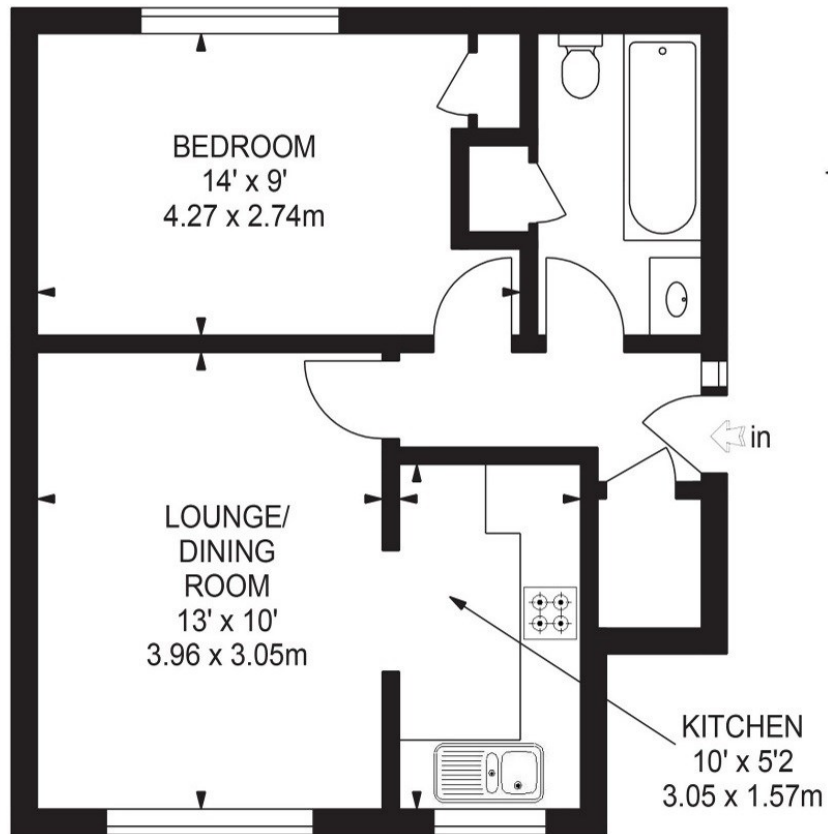
Years Remaining: 960 Years approximately



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GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 415 SQ FT / 38.55 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.

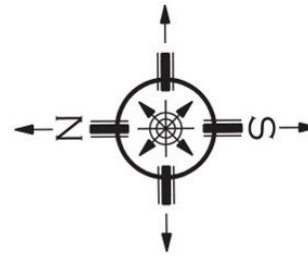
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** Please contact us before viewing: If there is something of special importance to you, we can provide you with further information or make enquiries. This could be especially important if you are coming some distance to view.*

** 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		76 c
55-68	D	58 d	
39-54	E		
21-38	F		
1-20	G		

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