

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



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

**£135,000 - Leasehold**



**\* GROUND FLOOR RETIREMENT FLAT - NO CHAIN \***

Howlands are pleased to offer for sale this well presented, one bedroom ground floor retirement flat, situated at the rear of the building and with its own door out to the communal gardens.

Comprising an entrance hall with deep storage cupboard, comfortable living/dining room with glazed door to the gardens, a well equipped kitchen. The bathroom has been converted to a shower room with a Aqualisa shower unit. There is a double bedroom with built-in wardrobes and an area ideal for a dressing table. 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, Lloyds 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:** Coved ceiling, Tunstall entry phone system, newly fitted carpet, deep airing cupboard with insulated hot water tank with linen shelves, fuse box and electric meter, glazed door to the:

**LOUNGE:** 19'6 x 10'8 (5.95m x 3.26m). Newly fitted carpet, coved ceiling, fireplace with electric fire, two wall lights, storage heater, double glazed door and side window with views and access to the communal gardens. Glazed doors to the:

**KITCHEN:** 8'3 x 7'5 (2.50m x 2.27m). Range of base and wall cupboards, worktops with tiled splash backs, space for a fridge and a freezer, four ring electric hob, cooker hood, built-in oven, newly fitted vinyl flooring, double glazed window with garden views.

**BEDROOM ONE:** 15'7 x 9'2 (4.75m x 2.80m). Excellent size double bedroom with storage heater, double glazed window, two wall lights, built-in wardrobe with hanging and shelf storage space.

**SHOWER ROOM:** A white suite with low level WC, wash hand basin with vanity unit under, mirror, shower cubicle with wall mounted Aqualisa shower unit on a riser bar, newly fitted vinyl flooring.

**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:** £551.34 pa (Next review in 2042)

**Current Service Charge:** £2,630 pa

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

**Term Remaining:** Approx. 98 Years

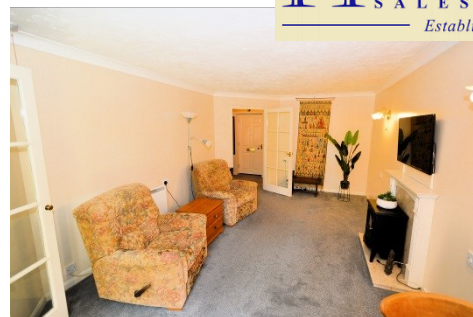
**Council Tax band:** D (Payable (22/23): £2,195.39)

**Local Authority:** Surrey Heath Borough Council

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



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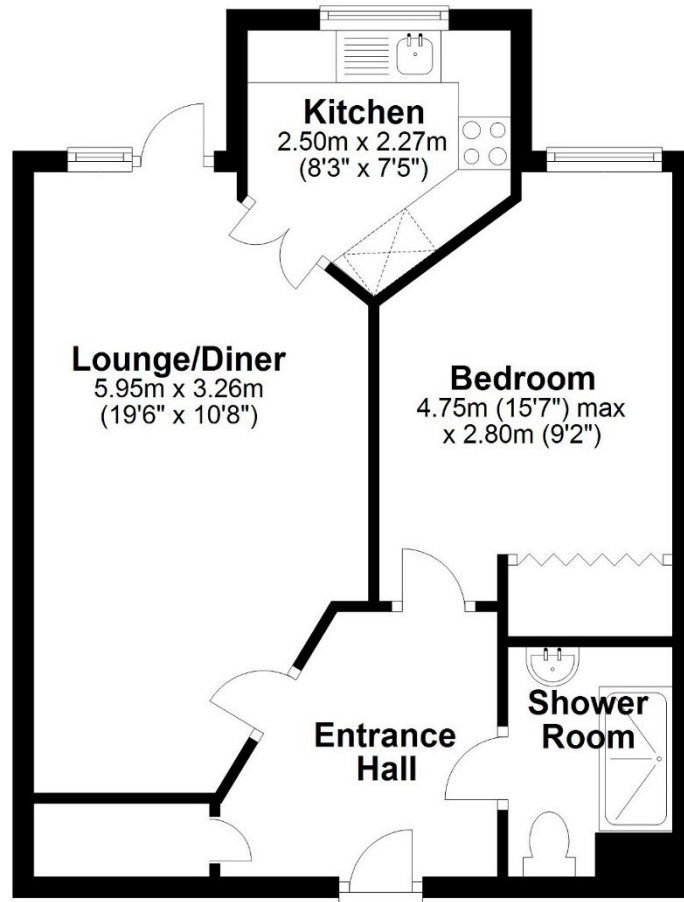
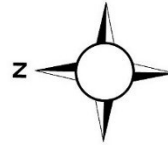








**Ground Floor**  
Approx. 44.5 sq. metres (478.6 sq. feet)



Total area: approx. 44.5 sq. metres (478.6 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.  
EPC and Floorplan produced by WWW.G-Whis.net  
Plan produced using PlanUp.

- \* 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	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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