

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



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

**£150,000 - Leasehold**

**\* SUBJECT TO PROBATE - APPLIED FOR \***

A superbly presented one bedroom retirement flat situated on the top (second) floor with a bright aspect at the front of the building. The flat has recently been redecorated and has been well maintained. Offering an entrance hall with a deep walk-in storage cupboard, spacious living/dining room with dual aspect and glazed doors to a well equipped kitchen with Zanussi oven and hob. There is also a luxury brand new shower room and a double bedroom with built-in wardrobes. The property has electric storage heating and double glazed windows. There are emergency red pull cords in each room linked to Careline.

**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.

**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, restaurants and the railway station. There is an M&S Simply Food a couple of minutes walk away at the BP Petrol station on the London Road. There is also 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 hallway to the lift to the top (second) floor.

**ENTRANCE HALL:** Tunstall entry phone system, carpeting, loft hatch, deep walk-in airing cupboard with insulated hot water tank, electric meter and fuse box. Glazed doors to the:

**LIVING/DINING ROOM: 23'4 x 10'6 (7.10m x 3.20m).**

Continuation of carpeting from entrance hall, electric storage heater, attractive electric fire with hearth and mantle, dual aspect with two double glazed windows, glazed doors to the kitchen.

**KITCHEN: 8'1 x 7'8 (2.45m x 2.35m).** Range of base and wall cupboards, attractive vinyl flooring, double glazed window, stainless steel sink with mixer tap, built-in Zanussi oven and four ring hob, Electrolux cooker hood above,

**BEDROOM ONE: 19'6 x 9'1 (5.95m x 2.77m).** New carpet, storage heater, double glazed window, built-in wardrobe with mirror folding doors, further fitted wardrobe with shelf storage space.

**SHOWER ROOM:** A new luxury white suite shower room with attractive fully tiled walls, low level WC, wash basin with mixer tap with soft close drawers under, mirror with light, shower with sliding door, wall mounted Mira shower unit, attractive 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

**Current Service Charge:** £2,630 pa

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

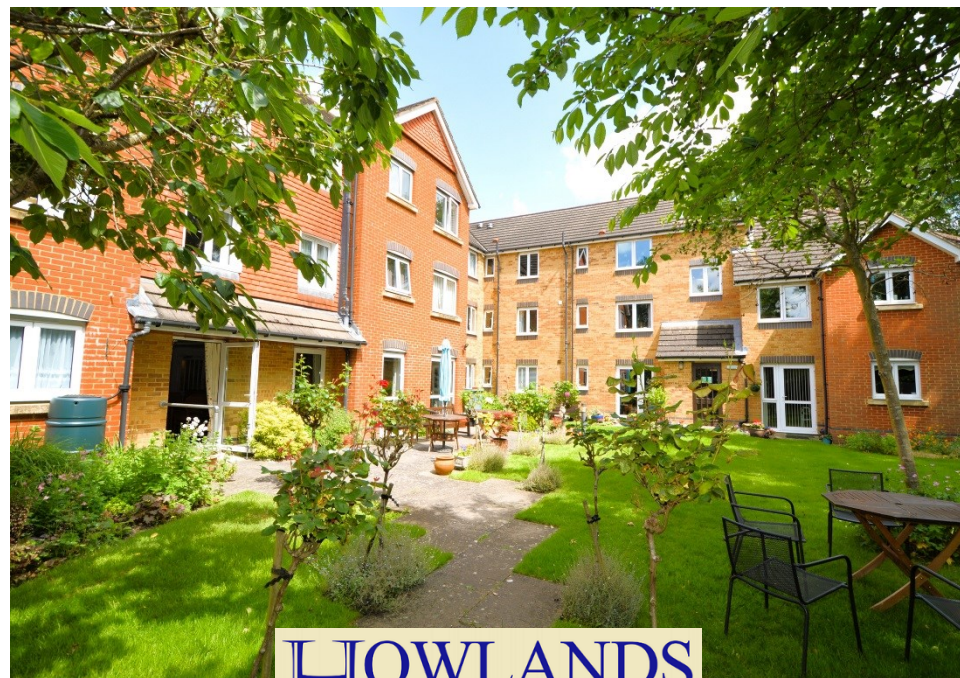
**Term Remaining:** Approx. 98 Years

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

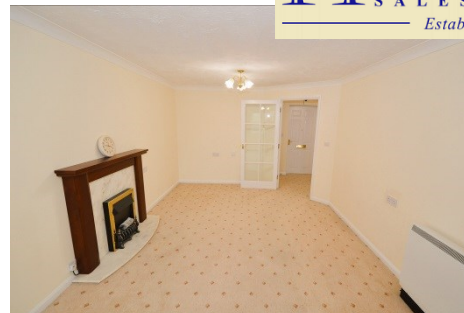
**Local Authority:** Surrey Heath Borough Council

**Age Restriction:** 1st Person 60 years, 2nd Person 55 years and over.

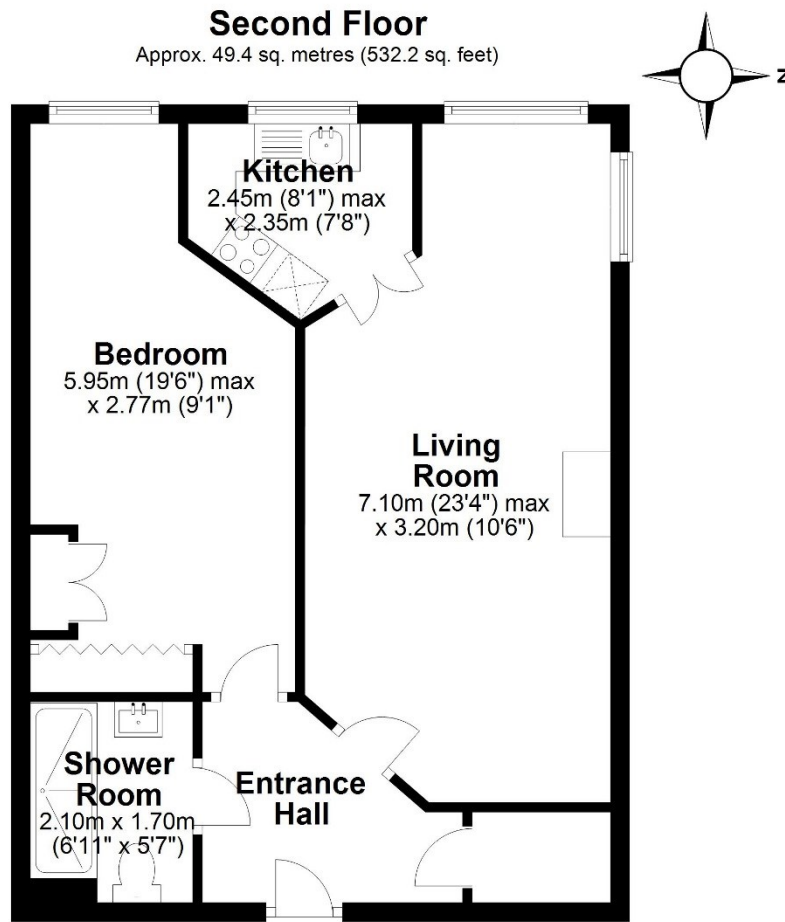
**Event Fees:** 1% Contingency Fee & 1% Transfer Fee (paid by the seller when selling).



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Total area: approx. 49.4 sq. metres (532.2 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.

Energy rating	Current	Potential
A		
B	82 B	83 B
C		
D		
E		
F		
G		

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## Contact Us

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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.*