

*** PROBATE GRANTED *** A superbly presented one bedroom retirement flat situated on the top (second) floor with views overlooking the attractive communal gardens. The property has been well maintained and decorated to a high standard. The kitchen has been refitted with superb modern white kitchen and the bathroom has been converted into a modern white shower room. Comprising an entrance hall with a deep storage cupboard, a spacious L-shaped living/dining room with glazed doors to a modern well equipped white kitchen with a range of built-in appliances. There is a very good size double bedroom with built-in wardrobes and a modern white shower room. The property has electric night storage heating and double glazed windows. There are emergency red pull cords in each room linked to a Careline. Viewing is recommended.

THE DEVELOPMENT: Hart Dene Court has a resident House Manager and is a quality retirement development with a lift, comfortable residents lounge with kitchen area, laundry room and there is a guest suite, bookable through the house manager. The 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 leads to the lift to the top (second) floor.

ENTRANCE HALL: Artex ceiling with coving, down lights, Tunstall entry phone system, airing/storage cupboard with hot water cylinder and linen shelves, electric meter and fuse box.

LIVING/DINING ROOM: 20'4 x 14'4 max (6.21m x 4.36m). An L-shaped room with ideal space for a dining table, Creda electric storage heater, double glazed window, two wall light points, ceiling fan, glazed door to:

KITCHEN: 8'8 x 7'9 (2.64m x 2.36m). A modern and well equipped kitchen with a range of base and wall cupboards with work top lighting. Built-in Lamona fridge/freezer, Beko oven, Whirlpool microwave oven, slim line Lamona dishwasher, four ring induction hob with cooker hood above. Modern design round Stainless steel sink unit with mixer tap, double glazed window, vinyl flooring.

BEDROOM ONE: 17'7 x 8'9 (5.37m x 2.66m). Double glazed window, window blind, loft hatch, Creda electric storage heater, built-in wardrobe with mirror folding doors.

SHOWER ROOM: A modern white suite with fully tiled walls, low level WC, wash basin with vanity, mirror, shower cubicle with sliding doors with wall mounted Aqualisa shower unit, extractor fan, 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 (Next review in 2042)

Current Service Charge: £2,720.06

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)

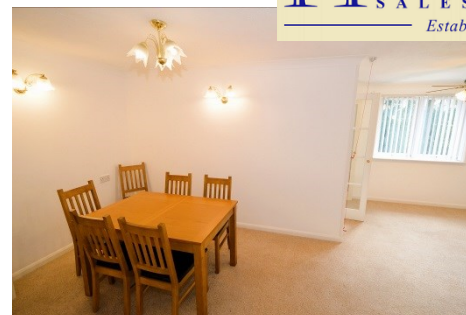
Local Authority: Surrey Heath Borough Council

Age Restriction: One person over 60 years. A couple the partner is to be over 55 years.

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

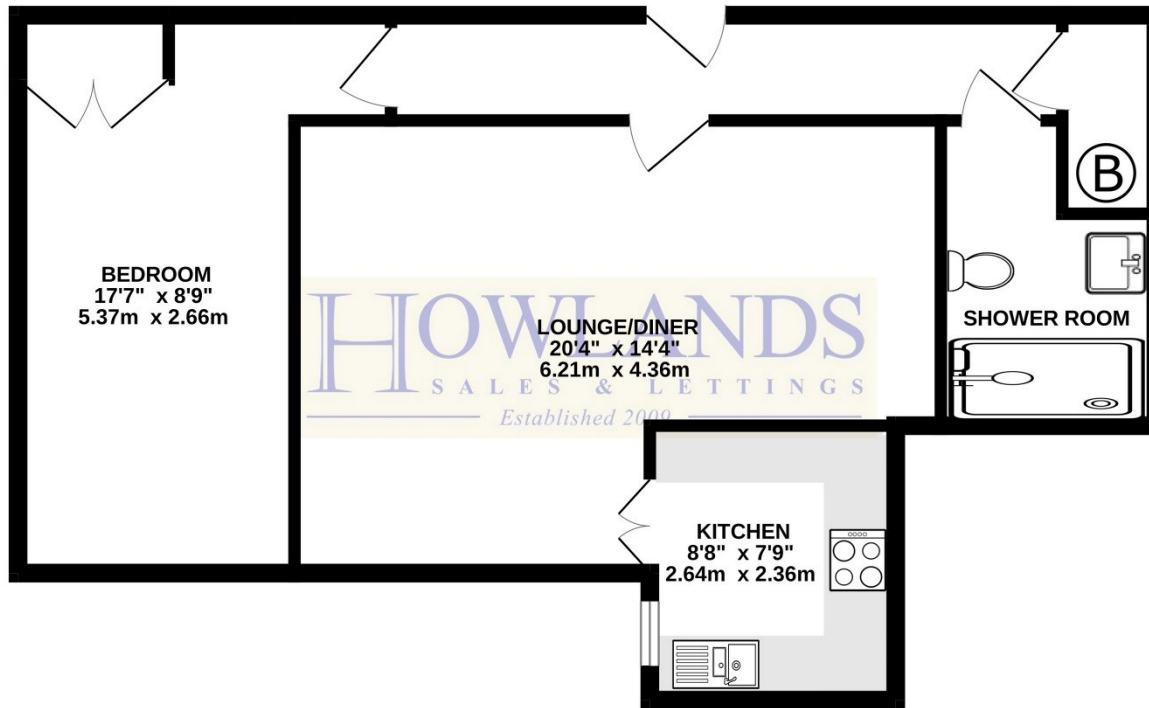


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Established 2009





625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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