



2 Mytchett Heath, Mytchett, Camberley, GU16 6DP

A spacious two-bedroom cottage with conservatory and patio garden, overlooking beautiful courtyard gardens.

Entrance Hall

**Downstairs
Shower Room**

Sitting Room

Dining Room

Kitchen

**Two Double
Bedrooms**

Bathroom

Garage

Patio Garden

**150year Lease
(from 1995)**

No Ground Rent

55+ Age Covenant.

The Property

2 Mytchett Heath is a well presented two bedroom cottage which has recently been redecorated and carpeted throughout with conservatory, garden and garage situated on beautiful estate grounds.

Upon entering the property there is a spacious hallway, leading to both the shower room and large, light and airy open plan living and dining room which can be separated by double doors. The dining room leads through to the bright and spacious conservatory which provides direct access to the spacious enclosed patio garden.

The kitchen has a range of fitted units along with an integrated Neff electric hob and oven, fridge freezer and a free standing dishwasher which is included in the sale.

Upstairs the property has two double bedrooms both benefiting from built in wardrobes/storage space. Bedroom 1 also has a Jack and Jill style entrance to the main bathroom. Bedroom 2 currently holds the fully serviced stair lift which can be refitted if required.

There is electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

Guide Price: £405,000 (Leasehold)

Directions to Mytchett Heath

From the M3 exit at Junction 4 take the A331 to Aldershot and after about a mile take the turning left signposted Mytchett and onto the Coleford Bridge Road.

At the roundabout take the 2nd exit onto the B3411 Mytchett Road and at the next roundabout take the 1st exit onto Mytchett Place Road. Cross over the railway line and canal and in about fifty metres turn left into Mytchett Heath.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01252 513 986 / 07384 110 449 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



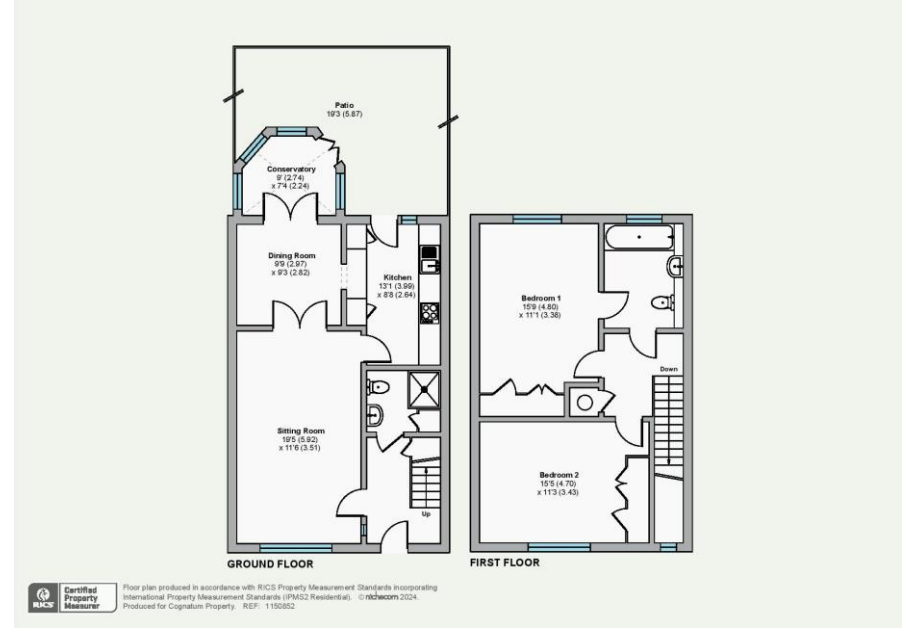
Bedroom 1



Bedroom 2



Bathroom



Patio Garden

Approximate Gross Internals: 109.1 m² / 1175 ft² Service Charge: £7272 pa Energy Performance Rating: D Council Tax Band: G

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Mytchett Heath

Mytchett Heath enjoys a rather idyllic setting in deepest Surrey, bordered by natural woodland on one side, the restored Basingstoke Canal on another and the 59 acres of Frimley Lodge Park on another. As it was once the grounds of a school whose head gardener had a passion for unusual and exotic trees, these specimens are now in their prime and, along with the lawns, heathers and rhododendrons, form the setting for the two delightful courtyards around which the properties are set.

The local village of Mytchett is within easy walking distance of the estate and there is a petrol station with an M&S Simply Food outlet, to help fuel your adventures further afield. The local towns of Camberley, Farnborough and Aldershot, which have always had strong military connections, provide excellent shopping and a variety of cultural events. In addition to the beautiful walks within the four acres of the estate's grounds, the nearby Basingstoke Canal Towpath Trail offers 33½ miles of waterside walks. There are also two golf courses and a bowling club within five miles.

Cognatum Estates Limited maintains, repairs and insures all the buildings, arranges the window cleaning and refuse collection and tends to the gardens and grounds. There is a personal alarm system in each property and resident estate managers are able to provide support and a helping hand when needed. The estate has two laundry rooms, two guest suites and a minibus for shopping trips. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



RESIDENT
ESTATE
MANAGER



GARDENER



GUEST
SUITE



MINIBUS
SERVICE



LAUNDRY
FACILITY



Mytchett Heath



The Basingstoke Canal



Kingfisher on the Quay

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Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

