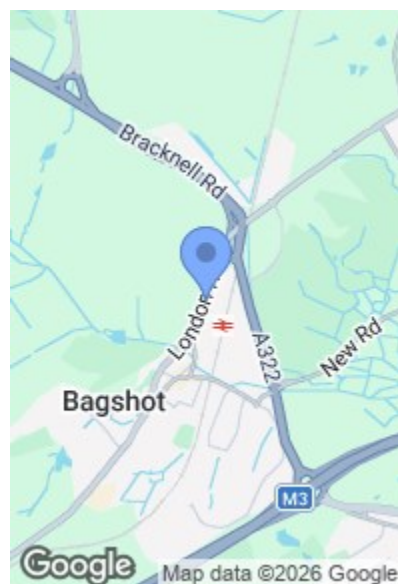
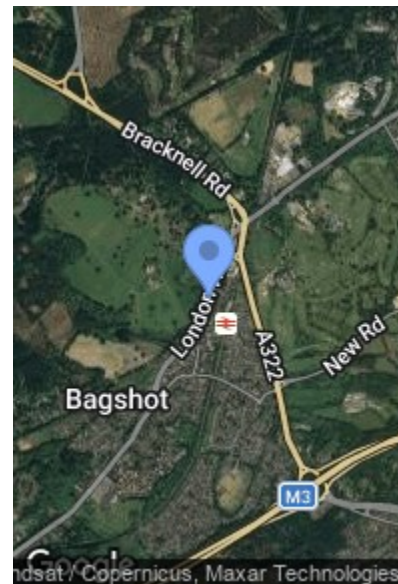


24-26 LONDON ROAD, BAGSHOT GU19  
 PRICE GUIDE £335,000

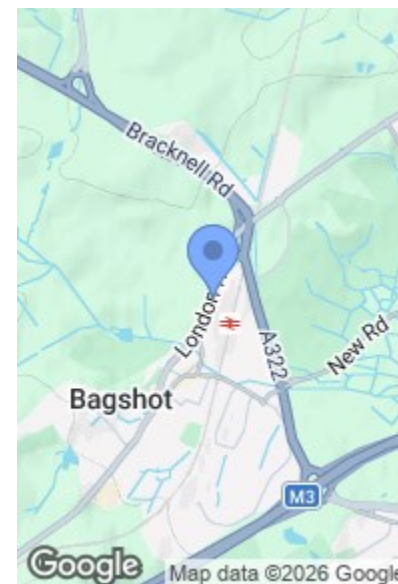
ROAD MAP



HYBRID MAP



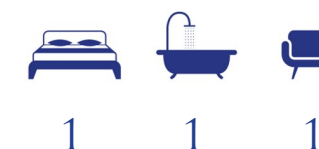
TERRAIN MAP



Camberley 01276 539111  
 Email: enquiries@knightsproperty.com  
 54 Obelisk Way, Camberley, Surrey GU15 3SG  
 www.knightsproperty.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## MAIN FEATURES

- No Onward Chain
- Churchill Retirement Apartment
- Very Well Presented Home
- Residential Parking
- Great Position For Local Amenities
- Exclusively For Over 60s
- One Bedroom
- Beautifully Maintained Grounds
- Lift Access
- Independent Living

## FULL DETAILS

### Hall

Enter via door, storage cupboard and carpet flooring.

### Living/Dining Room

Feature fireplace and carpet flooring.

### Kitchen

Range of base and eye level units, sink, fridge/freezer, oven, hob, extractor hood, washer/dryer, partly tiled walls and laminate flooring.

### Bedroom

Double bedroom, carpet flooring and access to the dressing room.

### Shower Room

Walk-in shower, low level WC, wash hand basin, storage, heated towel rail, tiled walls and linoleum flooring.

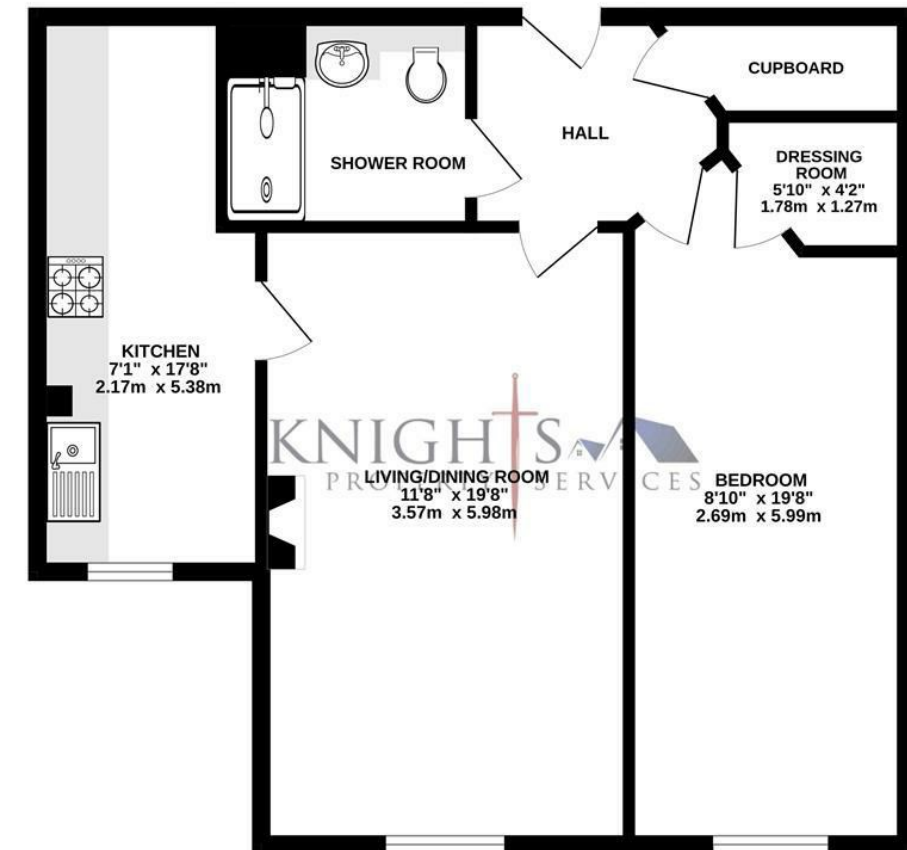
### Lease Information

We have been advised that there is approximately 996 years left on the lease. The current ground rent is £700 per annum and the current service

charge is approximately £4000 per annum. The service charge covers the heating and hot water via a ground source heating system, a Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund. Whilst every attempt has been made to ensure this information is correct, Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

## FLOORPLAN

FIRST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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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## 24-26 LONDON ROAD, BAGSHOT GU19

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*EXCLUSIVELY FOR OVER 60s\*\*** For sale is this larger than average first floor Churchill retirement apartment along the London Road, ideally positioned for Bagshot village and its wide range of amenities. The very well presented apartment, which is approximately three years old, comprising; modern kitchen, spacious living/dining room, shower room and a good-sized bedroom with a dressing room. There is residential parking and beautifully maintained grounds. There are also very well presented internal communal areas too. A viewing is highly recommended to really appreciate everything it has to offer.

As well as being ideally situated for a good range of local amenities, it is also well positioned for good transport links.