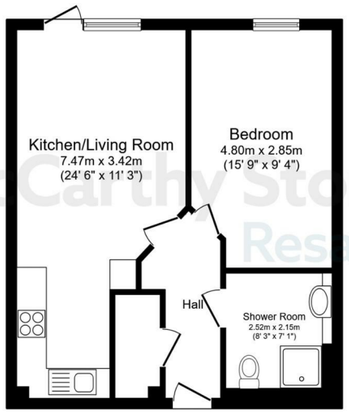
Excellent

Trustpilot

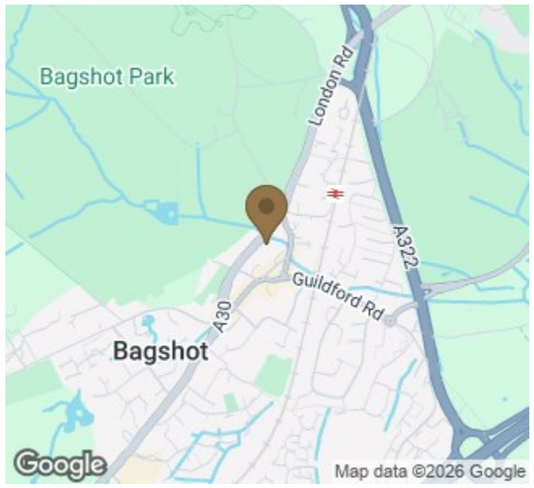
McCarthy & Stone
Resales.

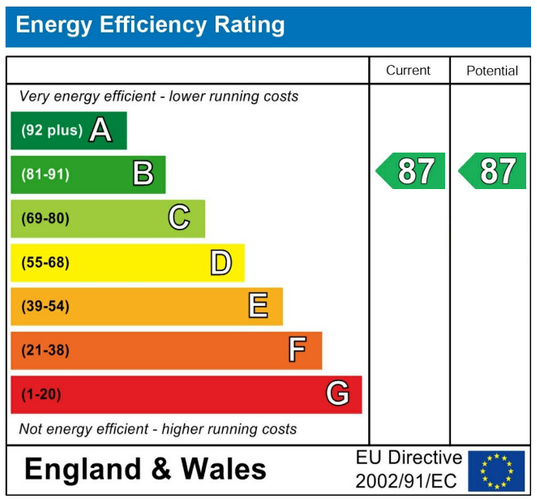


McCarthy Stone Resales

Total floor area 47.3 sq.m. (509 sq.ft.) approx

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Registered in England and Wales No. 10716544

The Property Ombudsman







2 Violet Place

42 London Road, Bagshot, GU19 5HL

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 2 Violet Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £299,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Great location close to local amenities
- On-site Bistro
- Stunning Landscaped Gardens
- Care & Support Packages available
- In-House Salon
- Guest suite for Family & Friends
- Wheelchair access throughout
- 24/7 Staff on-Site
- Camera Entry System
- Communal lounge

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

2 Violet Place, Bagshot

1 | 1 | Asking price £299,000

About Violet Place
Violet Place is overseen by the Estate Manager and is staffed 24/7 - 365 days a year. The licensed bistro restaurant provides freshly prepared nutritional and delicious food every day of the year with costs varying for each meal and a small additional charge for guest meals. There is a Wellness Suite/Hairdressing Salon, Mobility Scooter charging room, laundry room and a guest suite with en-suite facilities.

Apartment 2
This apartment is being offered for sale in exceptionally good condition as it has only been lived in for a matter of weeks and is finished beautifully, the bright and spacious living room opens onto a paved patio area. The double bedroom is designed to give space for additional bedroom furniture as well as having built-in wardrobes and the modern, wet-room style shower room has been designed for ease of use and safety in mind with slip resistant flooring. The position of apartment 2 within the development means it is just a few paces away from the communal lounge, main entrance and the bistro style restaurant.

All windows have double glazing, television and telephone points in the living room and bedroom and a Sky/Sky+ connection point in the living room. For safety and security there is a door camera entry system which is linked to the television, a 24-hour emergency call system with a personal pendant alarm, an intruder alarm and smoke detector.

The apartment has the added benefit of having its own allocated car parking space.

Local Area
Designed for the over 60's Violet Place is perfectly located in the leafy Surrey village of Bagshot. From the development's back door there is access to the high street with a post office, library, pharmacy, dentist and GP surgery. In the village there are plenty of nearby dining options and for food shopping a M&S Food and a Co-op just a short walk away and a Waitrose is less than a mile away. Meadows shopping centre that has a Tesco Extra and Next is roughly an eleven minute drive away.

The train station is less than half a mile away giving access to London Waterloo in just over an hour. There is a bus service from the square to Camberley, Guildford and Frimley Park Hospital. The M3 connects to London and Winchester.

Communal Lounge
The stylish communal lounge is an inviting and comfortable space where you can settle down with a newspaper or good book or catch up with others over coffee in the mornings to evenings filled with fun and laughter. From the bistro the doors lead out to a large paved terrace with plenty of seating and an eye catching pergola. Paths navigate around the lawn and well maintained gardens to the rear of the development - every plant, shrub and tree carefully selected to provide a garden for all seasons. An ideal spot for socialising or soaking up the sun during the warmer months.

Car Parking
This apartment is being offered for sale with its own allocated car parking space.

**SELLER TO INCLUDE ONE YEARS PAID SERVICE CHARGE*
The seller is willing to include a years service charge - subject to negotiations - please contact David Newton to discuss in more detail.

Service Charge (Breakdown)
- One hour of domestic assistance included per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £11,436.34 per annum (for the financial year ending 31/08/26)

The service charge does not cover external costs such as your council tax, electricity or TV, but does include the cost of your estates manager.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold
999 year lease from 01/01/2024

No ground rent.

Additional Information & Services
- Full Fibre Broadband available
- Mains water and electricity
- Wall mounted radiator room heating
- Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.









