

85 Hawkesworth Drive, Bagshot,
Surrey. GU19 5QY.



£220,000 Leasehold



NO ONWARD CHAIN A well presented one bedroom first floor apartment situated at the end of a cul-de-sac on the popular Connaught Park development. The accommodation comprising an open plan kitchen/living area, a bedroom with a built-in double wardrobe with sliding doors and a bathroom with a bath and shower facility. The property further benefits from secondary glazed windows, electric heating, a communal car park and large lightly wooded communal gardens to the rear. The property is within one mile of junction 3 of the M3, the A30, Bagshot railway station and Bagshot village centre with its wide range of shops, supermarkets, eateries and pubs. Ideal purchase for first time buyers and Landlords alike!

EPC: C Council Tax Band B £1,707.53

Lease: 965 years left (999 years from 1/1/89). Ground Rent: TBC

Service Charge: £267.75 per quarter



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

Communal Entrance Hall;

Stairs to first floor landing, front door to:

Open Plan Living Area

10' 9" x 9' 9" (3.28m x 2.97m) Front aspect window, wall mounted electric radiator, laminate flooring, fireplace with fitted electric fire, wall mounted security intercom phone, door to bedroom, access to:

Kitchen Area

12' 9" x 7' 0" (3.89m x 2.13m) Range of modern wall and base units with roll edge worksurfaces over, stainless steel single bowl single drainer sink with twin taps, space for electric cooker, space for an under counter fridge, space and plumbing for washing machine and/or washer dryer, extractor fan and triple ceiling mounted spot lights.

Bedroom

9' 8" x 12' 1" (2.95m x 3.68m) Front aspect window, built in double wardrobe with hanging rails, shelving and sliding doors, wall mounted electric radiator, double doors to airing cupboard housing hot water storage tank, central ceiling light, newly fitted carpet, door to:

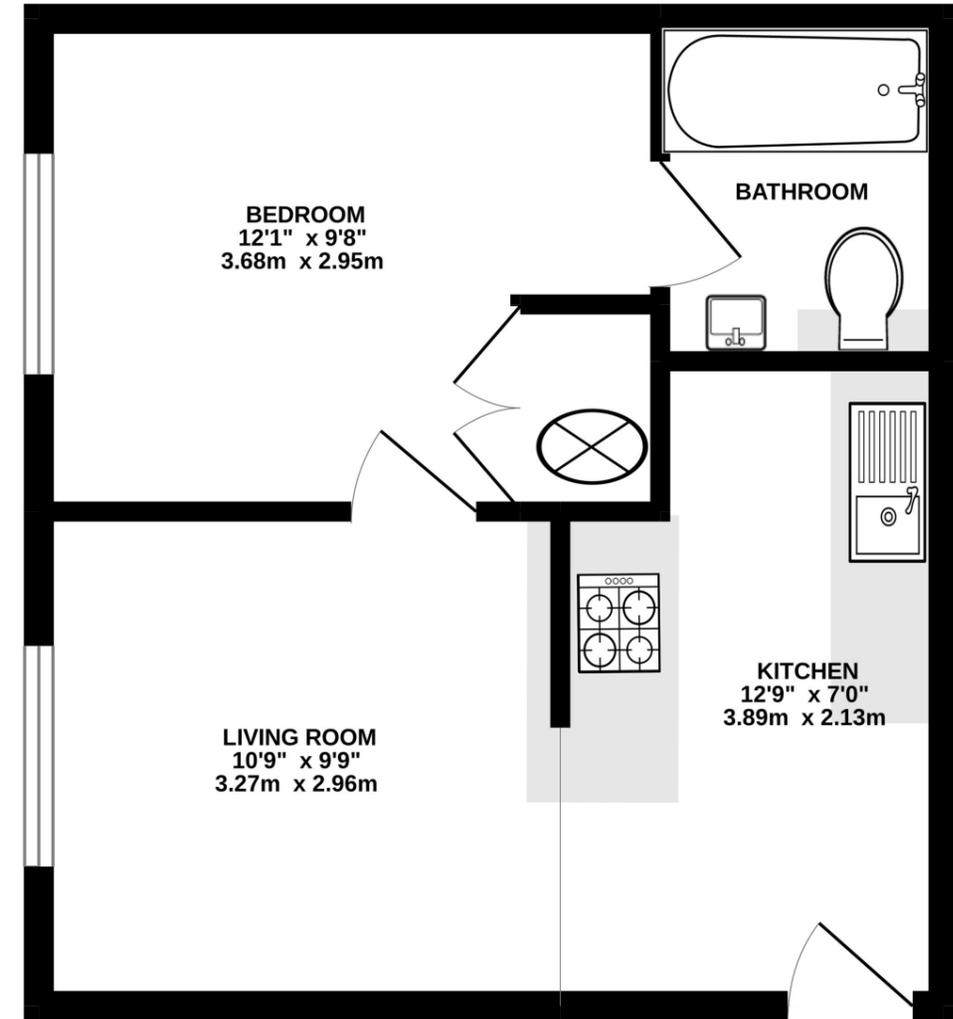
Bathroom

White suite comprising panel enclosed bath with mixer tap and shower attachment, glass shower screen, pedestal hand basin with mixer taps, concealed cistern W/C, part tiled walls, wall mounted extractor fan, heater and shaver socket.

Outside

To the front of the building there is communal parking and an enclosed bin store. To the rear is a large communal garden.

GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 345 sq.ft. (32.1 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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