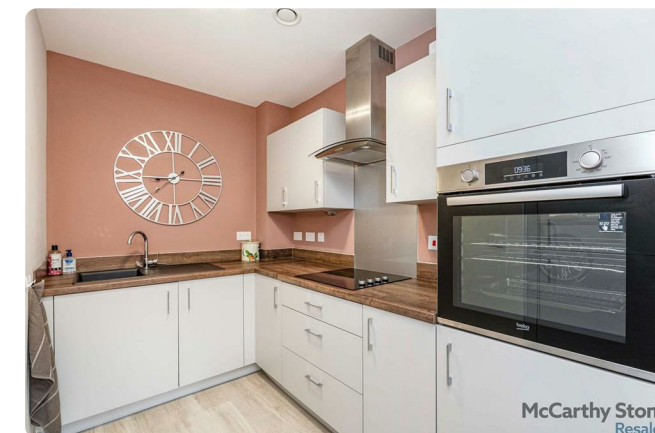
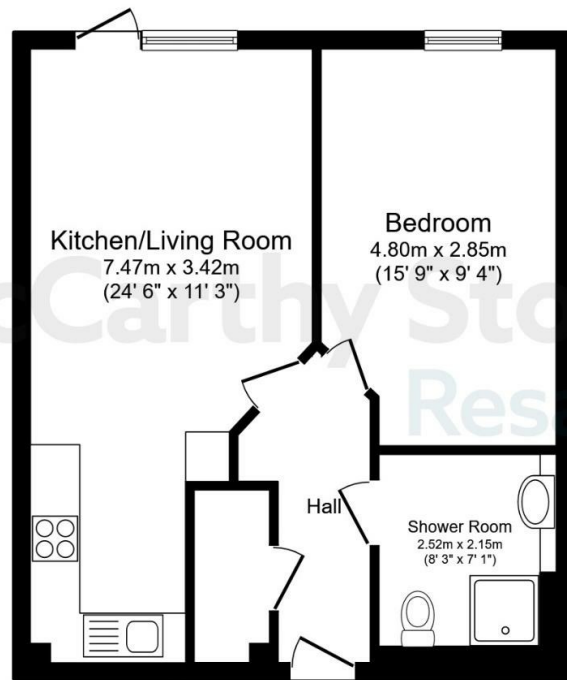


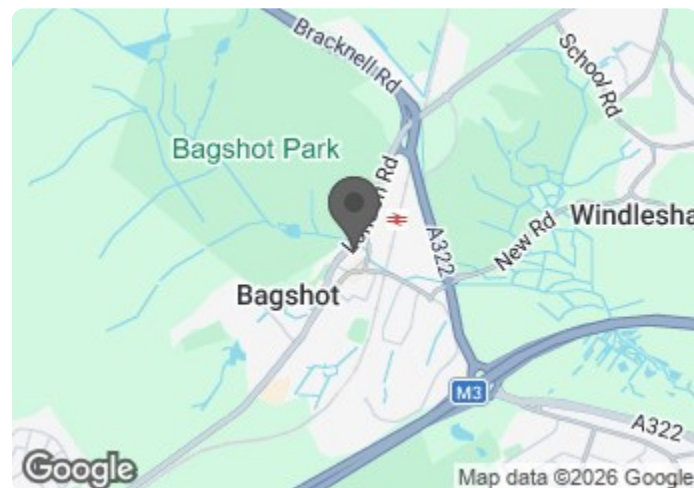
## 2 Violet Place

42 London Road, Bagshot, GU19 5HL



Total floor area 47.3 sq.m. (509 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		87	87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.  
Registered in England and Wales No. 10716544



## Asking price £300,000 Leasehold

A fabulous almost unlivd in ONE BEDROOM - GROUND FLOOR apartment being offered in immaculate condition in this sought after 'retirement living plus' development.

This apartment benefits from having an allocated car parking space.

Violet Place offers everything needed for a relaxed carefree retirement.

\*\*\* Must be viewed to be appreciated \*\*\*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# London Road, Bagshot, GU19 5HL

## 1 Bed | £300,000

### Summary

Designed for the over 60's Violet Place comprises 46 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods. 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.

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.

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.

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.

### Entrance Hall

Large entrance hall with a convenient walk-in utility cupboard with a washer/dryer, shelving and storage space. Illuminated light switches, apartment security door entry system and intercom. Emergency call system. Doors lead to; living room, bedroom and shower room.

### Living Room and Patio

This beautifully presented living/dining room is bright and spacious benefitting from a glazed patio door with windows to side opening onto a paved patio area with lighting. Two ceiling light points, raised power points. TV & telephone points. Sky & Sky+ connection point. Opening to kitchen.

### Kitchen

A modern and thoughtfully designed fully fitted kitchen with an extensive range of base and wall units and drawers in a high gloss finish with contrasting work surfaces. Modern Black Silgranit composite sink unit and drainer with mono lever tap. Waist level electric fan oven, four ring ceramic hob with an opaque glass splash back an stainless steel cooker hood and fridge freezer.

### Bedroom

A spacious and beautifully appointed double bedroom, built-in triple wardrobe with sliding mirrored doors fitted with drawers, shelving and rails. TV and phone point and ceiling light, windows overlooking the front westerly aspect.

### Shower Room

Modern suite comprising close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below, mirror, shaver point, walk-in level access thermostatically controlled shower, tiled walls and wet room slip resistant flooring, chrome ladder style electric heated towel rail, grab rails and ceiling spotlights.

### Car Parking

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

### 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 that can assist with service charges or living costs.
- 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

