



## Gomer Road, Bagshot

£310,000

- Top Floor Spacious Apartment
- Solar water heating together with gas fired radiator central heating
- Energy Performance Rating C - 80
- One mile walk to the train station
- Long Lease of 125 years from 1/1/2012
- Allocated parking for one car and visitor parking
- Two double Bedrooms both with wardrobes
- Entry intercom system and door release
- Built by Charles Church in 2012
- Surrey Heath Borough Council -Tax Band C

# Gomer Road, Bagshot

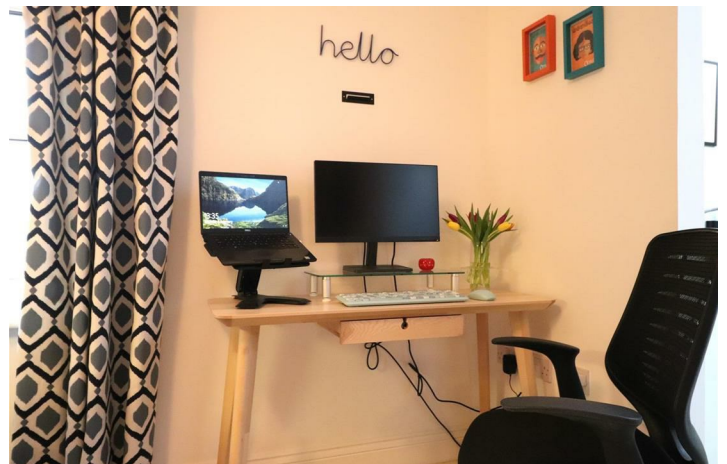
A second floor(top) spacious apartment in a quiet block of only six built by Charles church in 2012. Situated in the ever popular Earlswood Park just by Waitrose off the London road. Part of the attractiveness of Earlswood park is the large open parkland setting adjacent to the development which is ideal for walking, morning jogging or enjoying the changing seasons on the doorstep. The natural parkland area contains a variety of habitats such as undulating meadows, ponds, woodland and Rhododendron gardens. There are also children's play areas. together with the convenience of Waitrose , Hobby craft, Pets at Home and fast food and coffee shops within easy walking distance. Bagshot village is about half a mile with it's local shopping, well regarded first and middle schools, pubs, restaurants and the railway station which has a direct morning commuter train to Waterloo. Bagshot is well positioned for access onto the M3 and M4 motorways and A322 (Bracknell Road) and A30 (London Road) networks.

The apartment offers an array of quality features with solar water heating together with gas fired radiator central heating and full low maintenance PVC double glazing. An external porch with entry intercom leads to a tiled communal hall with low rise stairs to upper floors. Carpeted landing and entrance door to spacious hall with storage cupboards, well proportioned living room with lounge, dining, and work areas, archway to fully fitted and integrated kitchen, Master double bedroom with Wardrobes and ensuite shower room, Second double bedroom with fitted wardrobes, main bathroom with white suite, having bath with shower above.

Allocated secure parking for one car and use of visitor parking space, bicycle store and communal refuse. Long lease and well managed.



Council Tax Band: C



### **Approach**

Earlswood Park is approached from the traffic lights at the junction on the London road and past Waitrose to the entrance roundabout with Gomer Road forking to the right hand side.

### **Communal Porch**

With intercom and automatic door release, front door with side glazed panel and external lantern light.

### **Communal Hall**

Having ceramic tiled floor and entrance matting, secure delivery post boxes, automatic sensor lighting and easy rising stairs to upper floors with windows on each landing.

### **Second floor landing**

Carpeted hallway with window and panelled front door to Flat 5 and adjoining meter cupboard and with only one other flat leading off this landing.

### **Entrance Hall**

7'10" x 7'10"

Wood laminate flooring, central ceiling light, built in tank cupboard with additional storage and further adjoining storage cupboard with half shelf, telephone point, and panelled doors leading off

### **Lounge/ Dining Room**

16'3" x 14'1"

A good room with double glazed windows to rear, and being light and bright, two ceiling lights on dimmer light switching, radiator, wall mounted TV position and archway leading off to the Kitchen.

### **Fitted Integrated Kitchen**

8'9" x 8'7"

A well planned U shaped kitchen with high gloss base and wall units with wood block effect rounded edged work surfaces with matching upstands, integrated brushed steel 4 ring gas hob with illuminated matching brushed steel cooker hood above and stainless steel back splash, single electric oven and grill beneath, integrated full size automatic dishwasher and Electrolux combined automatic washing machine and tumble dryer, tall "Indesit "fridge/freezer, wall mounted Ideal logic combination condensing gas fired boiler within matching cabinet and microwave oven concealed beneath. LVT flooring, extractor fan, spot light fitting, recessed window with roller blind.

### **Master Bedroom Suite**

14'5" x 10'5"

Entered through a lobby area with double door panelled wardrobes with hanging rail and shelf above, and door to the ensuite shower room. Double glazed window with wood slat blinds, radiator and display shelf above the bed position.

### **Ensuite Shower Room**

Corner fully tiled shower cubicle with mains fed shower mixer and twin sliding shower doors, low level WC, pedestal wash hand basin with mirror door bathroom cabinet above, shaver point, radiator, LVT flooring, extractor fan.

### **Fitted Double Bedroom Two**

10'7" x 8'0"

Double glazed window with attractive outlook and roller blind, radiator, fitted furniture comprising two full height wardrobes with three bridging storage cupboards over the double bed position. Dimmer light switching to the central light fitting.

### **Attractive Bathroom**

8'9" x 5'6"

White suite with panel bath within fully tiled surround having mixer tap/shower with glazed shower screen, low level WC, pedestal wash hand basin with matching tiled back splash, vanity shelf and mirror above, shaver point, extractor fan, LVT flooring, radiator, tall high gloss shelved vanity cupboard.

### **Outside/Parking**

Approached from an archway off Gomer road is a secure block paved parking courtyard with allocated parking for one car and use of visitor parking spaces. Brick built shared bicycle store and a refuse area.

### **At the front**

To the front of the property is a gravelled walkway to the Earlswood Park communal nature area and a children's play area with well maintained equipment and safety matting.

### **Earlswood Park Nature Area**

The substantial adjoining undulating and interesting natural area with maintained grass and walks contains a variety of habitats including meadows, ponds, woodlands, and Rhododendron gardens remaining from former times. This parkland area is ideal for relaxing walks, jogging and exercising pets and children.

## Lease and Management

The apartment is leasehold held on 125 year lease from 1st January 2012 at a current ground rent of £500pa. The well managed maintenance of the development and the property is under the care of It's Your Place Limited, Victoria House, 178-180 Fleet road, Fleet, Hampshire GU51 4DA. Telephone 03306600699. The current maintenance for 2025 is £185.59 per month

## Tenure

The property is Leasehold.

## Services

All mains services are connected;  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
14 Mbps  
Superfast  
75 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

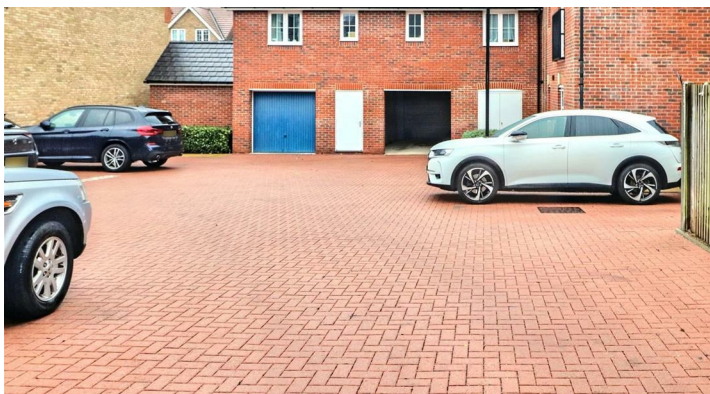
## Fixtures & Fittings

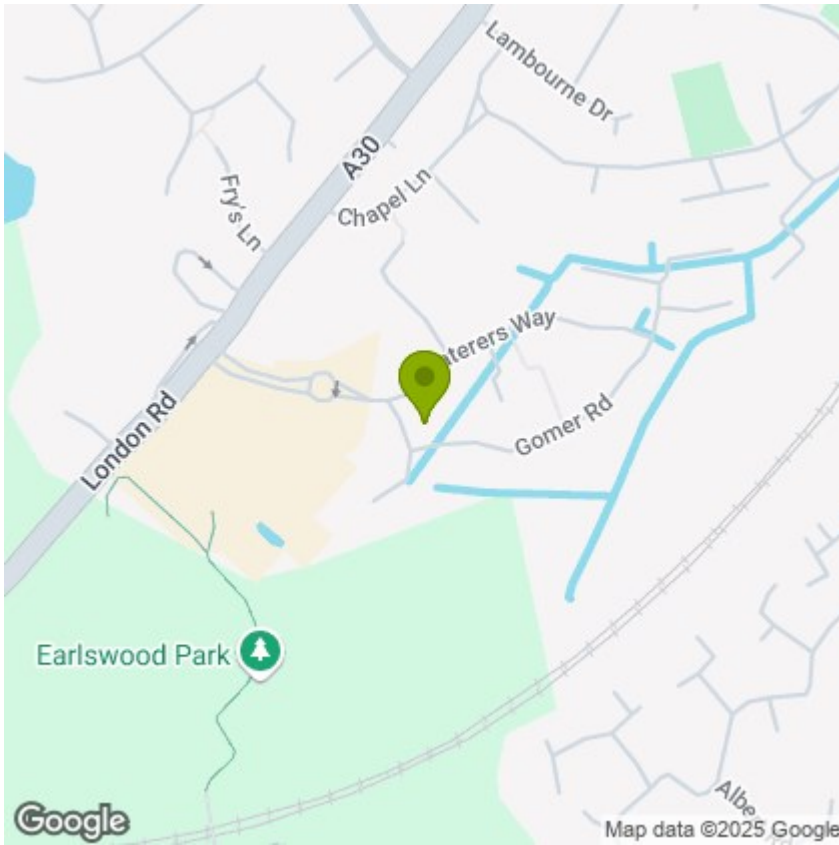
All fittings and fixtures as mentioned in our sales particulars are included; all others are expressly excluded.

## Connected Interest

The seller of this property is a connected party to the selling agents Boothroyd and Company.








### Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

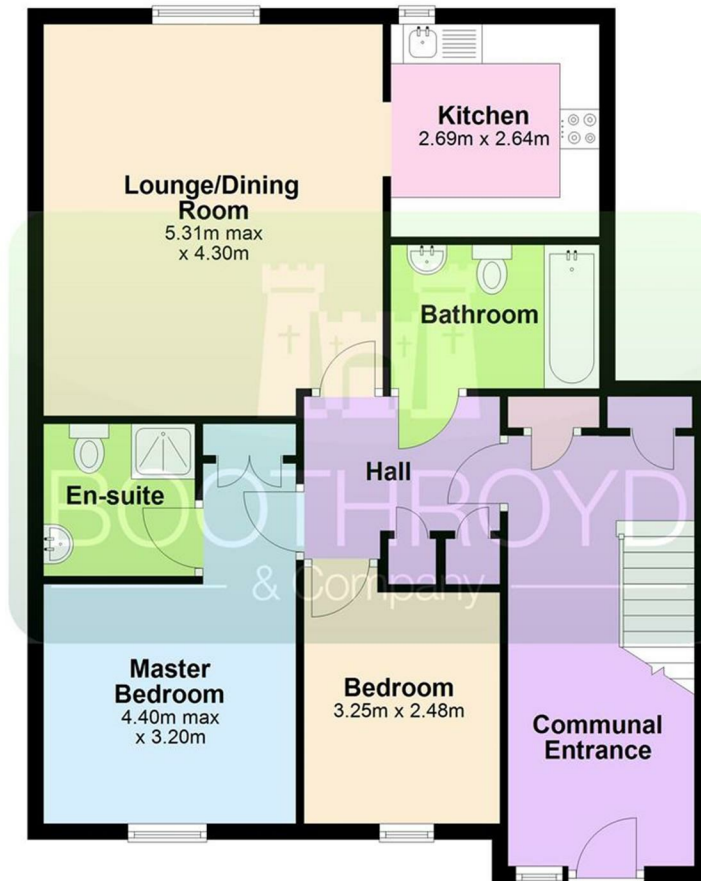
### EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Ground Floor

Approx. 79.2 sq. metres



Total area: approx. 79.2 sq. metres