

Matthew Pellereau

Commercial Property Consultants

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Ref: F/2000

**CENTRAL BAGSHOT, SURREY.
RECENTLY REFURBISHED ONE BED FLAT
FOR SALE**



ADDRESS: 40A High Street, Bagshot, Surrey. GU19 5AZ

LOCATION: The property is located in the heart of this busy shopping street close to the central car park and a large Co-op supermarket. Junction 3 of the M3 motorway is within a mile.

Agency · Development · Investment · Management · Rating · Rent Reviews

Matthew Pellereau is the trading name of Matthew Pellereau Limited.

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DESCRIPTION: A recently refurbished first floor flat accessed via a spiral staircase across the rear balcony.
The front door leads into a kitchen/dining room 13'4" by 8'2" (4.06m x 2.4 9m) fitted with modern units including a cooker with extractor hood, washing machine and gas fired boiler. A small internal lobby links to the sitting room 12'8" x 10'10" (3.86m x 3.31m) with front aspect window and rear double bedroom 13'4" by 8'8" (4.06m x 2.64m) with an en-suite shower room with WC and handbasin.

FEATURES: Refurbished kitchen and shower room.
Double glazed windows throughout.
A gas fired boiler provides hot water and via radiators central heating.
Loft store accessed from the lobby.
Timber boarded rear balcony.

ACCOMMODATION: Total area of the flat is 435 sq ft. (40.4m²)
Please see attached floor plan.

TENANCY: The property will be held on a new 150 year lease at a peppercorn rent with the Landlord being responsible for the main structure and the Tenant liable for a fair proportion of any maintenance and repair costs.

GUIDE PRICE: We are instructed to seek offers in the region of £170,000 for the 150 year lease at a peppercorn rent with full vacant possession.

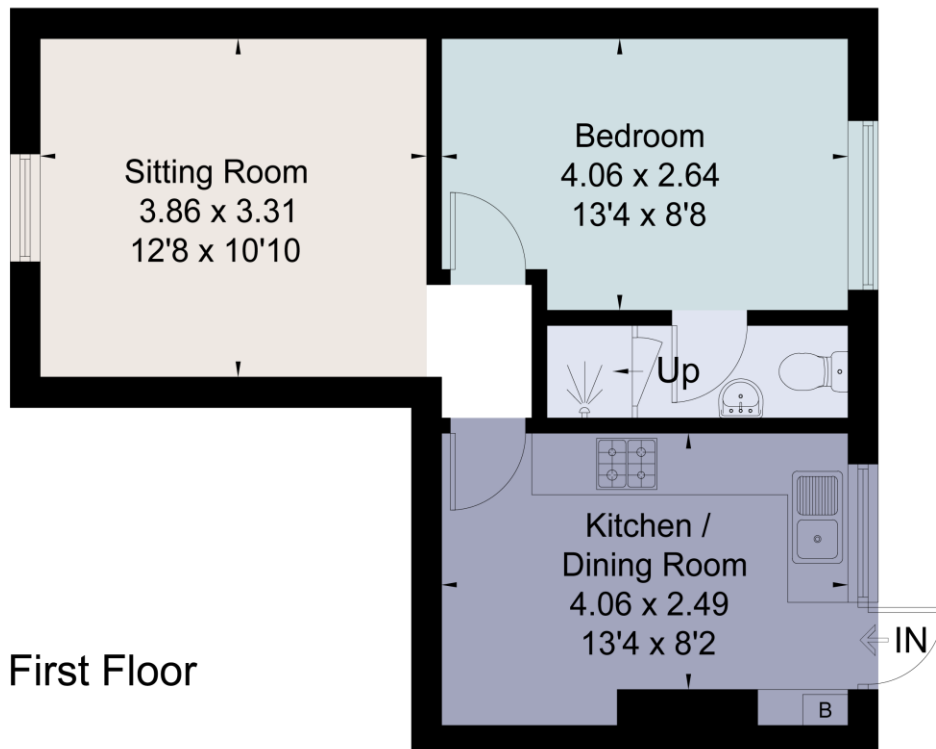
LEGAL COSTS: Each party to be responsible for their own legal costs.

VIEWING: Strictly by prior appointment with the sole agents:-

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Approximate Area = 40.4 sq m / 435 sq ft
 Including Limited Use Area (0.5 sq m / 5 sq ft)
 For identification only. Not to scale.
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Energy Performance Certificate



40a, High Street, BAGSHOT, GU19 5AZ

Dwelling type: Top-floor flat
 Date of assessment: 18 November 2014
 Date of certificate: 25 November 2014
 Reference number: 9188-3992-7269-3904-3940
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 67 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,466
Over 3 years you could save	£ 768

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 135 over 3 years	
Heating	£ 1,998 over 3 years	£ 1,281 over 3 years	
Hot Water	£ 279 over 3 years	£ 282 over 3 years	
Totals	£ 2,466	£ 1,698	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Band	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68	60	72
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 57	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 483	✓
3 Low energy lighting for all fixed outlets	£10	£ 45	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.