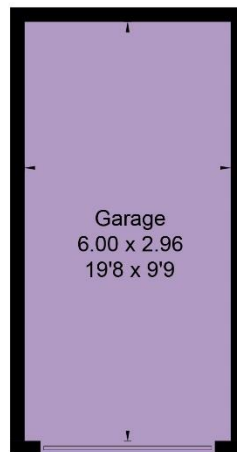
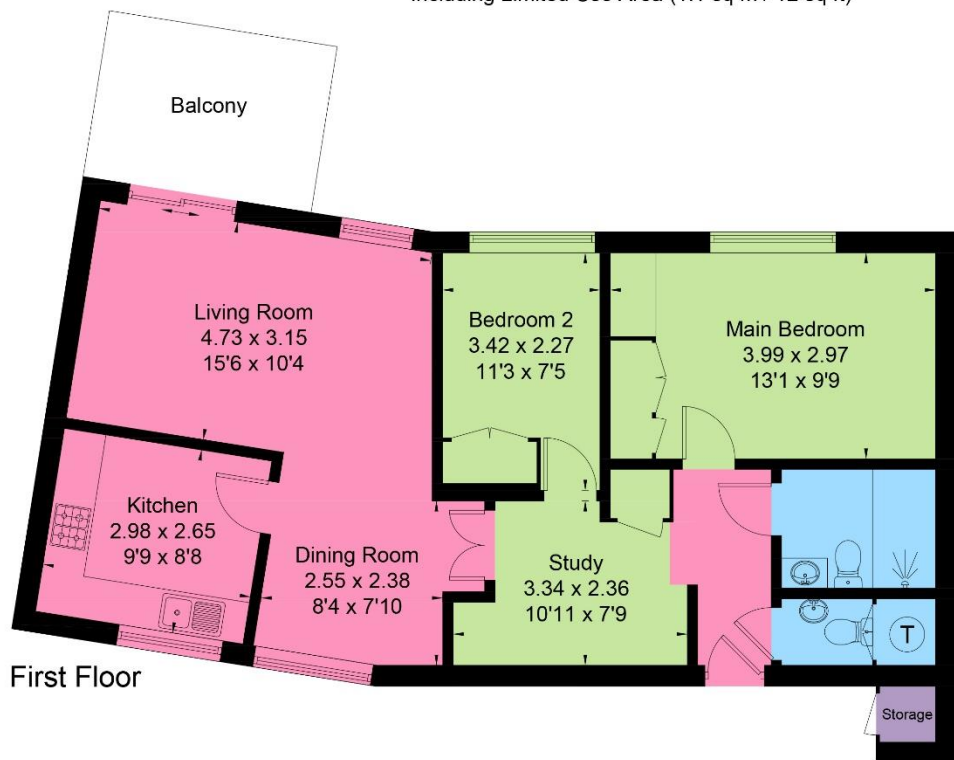




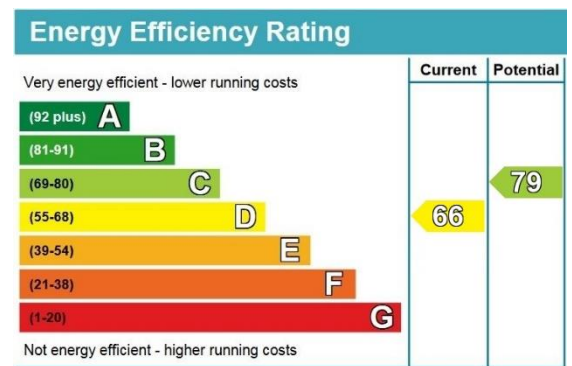
**26 Virginia Beeches,
Callow Hill, Virginia Water, Surrey, GU25 4LT.**



Approximate Area = 76 sq m / 818 sq ft
 Garage = 17.7 sq m / 190 sq ft
 Total = 93.7 sq m / 1008 sq ft (Including Storage)
 Including Limited Use Area (1.1 sq m / 12 sq ft)



(Not Shown In Actual Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 308594



The Estate Office, 2 Station Approach,
 Virginia Water, Surrey, GU25 4DL
 Tel: 01344 843000
 Email: homes@bartonwyatt.co.uk
 www.bartonwyatt.co.uk

26 Virginia Beeches,

Callow Hill, Virginia Water, Surrey. GU25 4LT.

Set amongst charming communal gardens this quiet two bedroom property offers ideal retirement living for over 55's

- ◇ Two bedroom apartment with private south facing terrace
- ◇ Secure gated development on 10 acres of communal grounds
- ◇ Set in the desirable village of Virginia Water
- ◇ Situated on the first floor
- ◇ Open living / dining space with doors to the terrace
- ◇ Two bedrooms and modernised bathroom
- ◇ Generous kitchen with modern appliances
- ◇ Study area and entrance hall
- ◇ Garage
- ◇ Offered with no onward chain

Situation

The pretty village of Virginia Water is only a couple of miles away with its excellent shops for day to day needs, restaurants and mainline railway station with a fast service of trains to Waterloo in 42 minutes. There is an excellent Waitrose in Sunningdale and Egham and for more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand. Junction 13 of the M25 is just 3.5 miles away giving access to London, Heathrow and the motorway network. Other than the world renowned Wentworth Club, country clubs abound in the area such as Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also very well catered for by a wide choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.

Fixtures and Fittings

Light fittings and carpets are included in the sale of the property.

Services

The property has mains gas, electricity, water and mains drainage.

Local Authority

Runnymede Borough Council – [01932 838383](tel:01932838383)

Energy Rating

D65

Service charge

There is an annual service charge of £1500 annum fixed until 3/2023

Tenure

Leasehold- 962 year lease

Council Tax band

Band E

