

BARTON·WYATT

FLAT C DORMY HOUSE, WENTWORTH







# Flat C Dormy House

Portnall Drive • Virginia Water • Surrey •  
GU25 4NP

*A three-bedroom luxury apartment set in an enviable location on the 'main island' of Wentworth Estate.*

- |  |                             |
|--|-----------------------------|
| ◇ Lateral apartment of 2200 sqft           | ◇ Golf course views         |
| ◇ First floor with high ceilings           | ◇ Three double bedrooms     |
| ◇ Central 'main island' Wentworth location | ◇ 27ft main reception room  |
| ◇ Modern kitchen and bathrooms             | ◇ Study / bedroom 4         |
| ◇ Two garages                              | ◇ Access to communal garden |



Entrance Hall ◇ Kitchen/ Breakfast room ◇ Dining Room ◇ Reception Room ◇ Principal bedroom with ensuite ◇ Two further Bedrooms ◇ Family Bathroom ◇ Study/Fourth Bedroom ◇ Two single garages ◇ Communal Gardens

## Description

Located within a highly sought after private road on the prestigious Wentworth Estate - an exclusive location with a tranquil atmosphere and access to world class sporting facilities. Virginia Water and the renowned private Wentworth Estate and championship golf course are situated to the south of Windsor Great Park, with its open spaces and is home to the notable lakes and green spaces of Savill Gardens. Sporting activities abound throughout the area, with Royal Ascot nearby and an impressive selection of first class courses for golf enthusiasts. These include Sunningdale, the Berkshire and of course the world famous Wentworth Club which also has its own tennis, swimming and leisure/spa facilities. The area is renowned for its excellent selection of schooling such as Papplewick Preparatory School, St George's Boys School, St Mary's Girls School and ACS International in Egham. Virginia Water train station which provides direct access to London Waterloo in approximately 40 minutes and the area is well situated for both Heathrow Airport, Gatwick Airport and the motorway network.







**Fixtures and Fittings:**  
Carpets, curtains, light fittings and integrated appliances included in the sale.

**Services:**  
The property has mains gas, electricity, water and mains drainage.

**Local Authority:**  
Runnymede Borough Council – 01932 828383

**Energy Rating:**  
D60

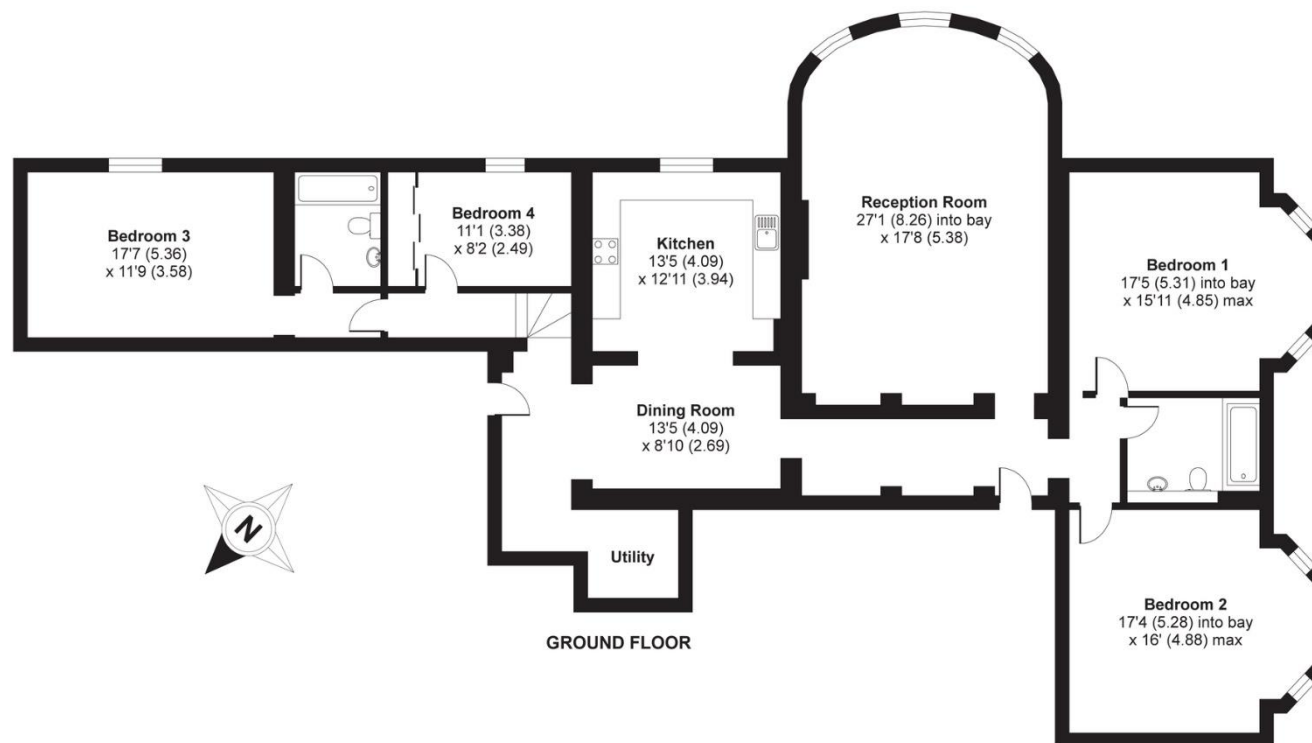
**Tenure:**  
Leasehold- each owner has a 15th share of Dormy house management company who own freehold

**Council Tax Band:**  
Band G

**Service Charge:**  
Approximately 11,000.00 per annum which includes the gas charges. Wentworth Roads charge also applies, approximately £100per annum.

## Portnall Drive, Virginia Water, GU25

APPROX. GROSS INTERNAL FLOOR AREA 2200 SQ FT 204.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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