



HANNOVER HOUSE

VIRGINIA WATER

BARTON · WYATT

5 Hannover House,

Virginia Water, GU25 4AA

A modern two-bedroom apartment, built to a high specification, situated in the heart of Virginia Water

- ◇ Two-bedroom, two bathrooms
- ◇ Superb Virginia Water location
- ◇ Open plan modern kitchen / living room
- ◇ Luxury bathrooms
- ◇ Allocated secure parking
- ◇ First floor with Juliet balcony
- ◇ Modern apartment block
- ◇ Lift
- ◇ Spacious rooms throughout
- ◇ Good storage

Situation

The property is within walking distance of local shops and restaurants in the pretty village of Virginia Water with its 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.

Tenure: Leasehold, 125 years leasehold commencement 2018.

Fixtures and Fittings: All items of fixtures and fittings, including carpets, curtains/blinds, light fittings, and built in appliances as in situ.

Energy Performance: A copy of the full Energy Certificate is available on request.

Local Authority: Runnymede

Council Tax: E

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

Service Charge: £2349.24 annually, valid until 30 September 2024





Station Parade, Virginia Water, GU25

Approximate Area = 1009 sq ft / 93.7 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2020. Produced for Barton Wyatt Ltd. REF: 621119

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