

BARTON · WYATT

• VIRGINIA PARK • VIRGINIA WATER • SURREY •





8 The Grange • Virginia Park • Surrey • GU25 4ST

A lovely first floor, two-bedroom apartment, with generously proportioned rooms and appointed to a good specification.

- ◇ First floor two-bedroom apartment
- ◇ En-suite and family bathroom
- ◇ Lounge with floor to ceiling windows and fireplace
- ◇ Gated community with 24 hours security
- ◇ Communal leisure facilities including indoor pool & gym
- ◇ Two good size bedrooms with fitted storage
- ◇ Fully integrated kitchen with separate utility room
- ◇ Two underground parking spaces
- ◇ Tennis Court and manicured grounds
- ◇ Centrally located for Virginia Water amenities



Situation

Virginia Park is situated in an ultra-convenient position only a short level walk from the picturesque shopping parades of Virginia Water 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 for more extensive shopping facilities, the towns of Windsor, Staines, 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 are abounding 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 Fields at Smiths Lawn and is adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also very well catered for by a huge choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.



Approximate Floor Area = 95.4 sq m / 1027 sq ft



Fixtures and Fittings:

Carpets, curtains and light fittings to be included

Services:

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

Local Authority:

Runnymede Borough Council
- 01932 828383

Council Tax Band:

Band G

Tenure

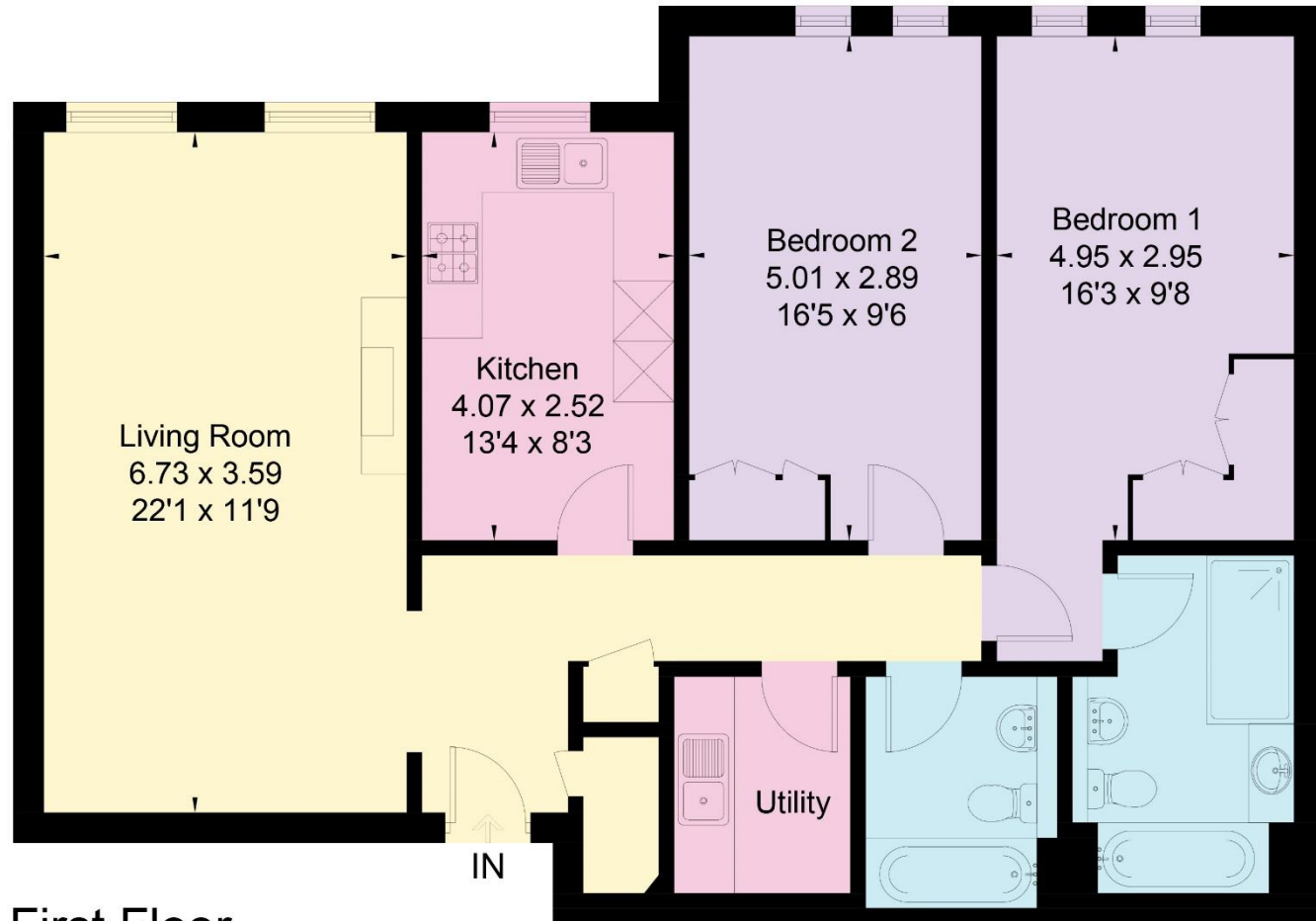
Leasehold, 999 years from 1 January 1995

Service Charges

Approximately £9300 per annum

Energy Rating:

C79



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #73099

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		79	83



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2015-2016



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STATION APPROACH, VIRGINIA WATER, SURREY GU25 4DL • sl@bartonwyatt.co.uk • bartonwyatt.co.uk