



Imperial House,  
Virginia Water



A well-located top floor one-bedroom apartment in the heart of Virginia Water.

**10 Imperial House,  
Station Parade, Virginia Water  
GU25 4AA**

- ◆ One bedroom apartment
- ◆ Bedroom with fitted wardrobe
- ◆ Reception room with bay window
- ◆ Fitted kitchen with modern appliances
- ◆ Ideally located for Virginia Water station
  - ◆ 2nd floor
- ◆ One allocated parking space

### Situation

Virginia Water has excellent shops for day-to-day needs, restaurants and a mainline railway station with a fast service to Waterloo in 42 minutes. There is an excellent Waitrose in Sunningdale, 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 schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.



## Additional Information

**Postcode:** GU25 4AA

**Tenure:** Leasehold

**Council Tax Band:** C

**Local Authority:** Runnymede Borough Council

**Service Charge:** £163.65 per month plus £26.34 sinking fund

**Services:** All mains' services are connected

**Fixtures and Fittings:** All Carpets, curtains and light fittings and integrated appliances included.

**Viewing: Strictly by appointment with**

**Barton Wyatt:**

homes@bartonwyatt.co.uk

01344 843000

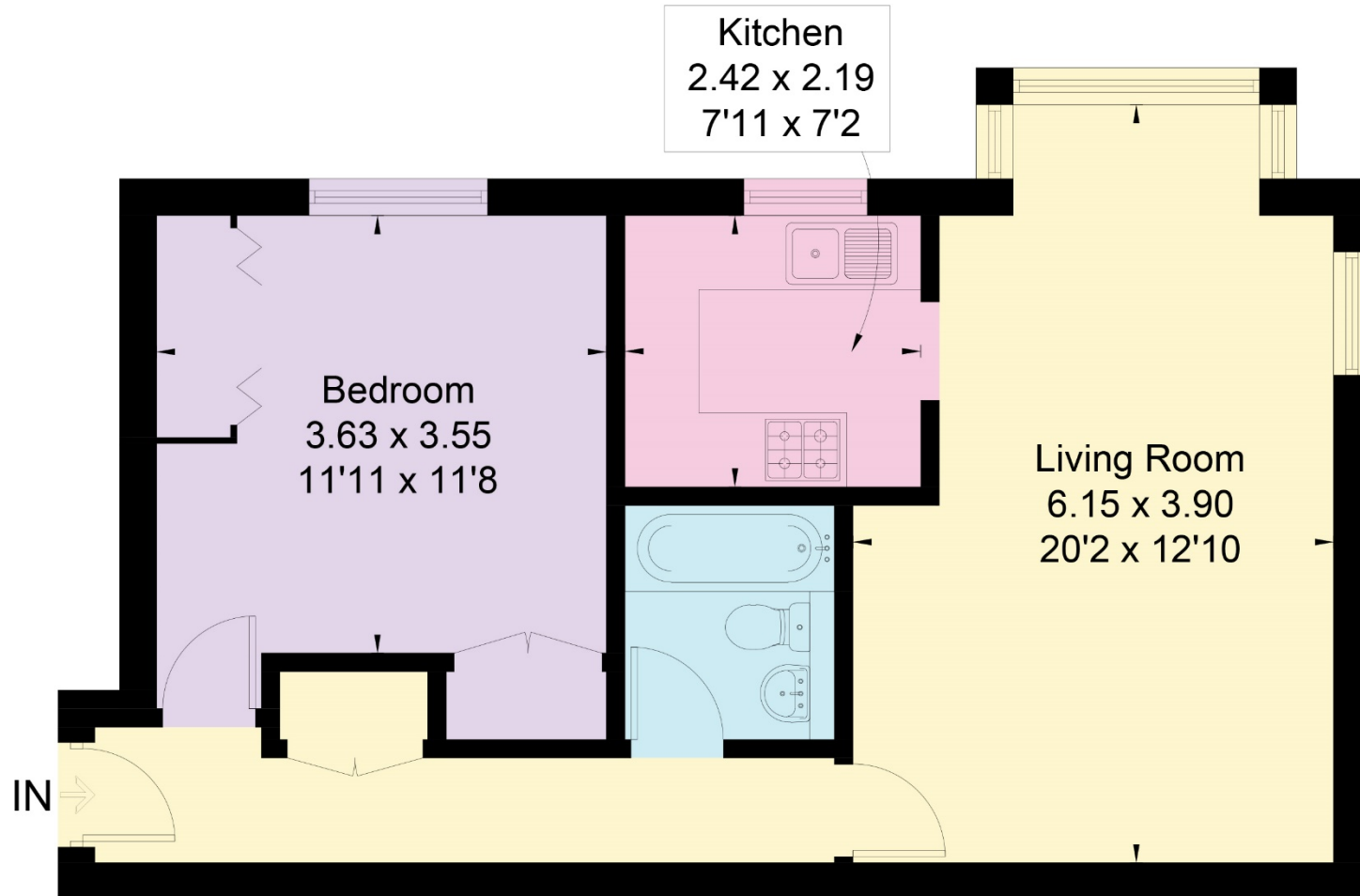
### Energy Performance:

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Approximate Floor Area = 52.6 sq m / 566 sq ft



## Second 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 #80438



# BARTON · WYATT

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