



**St Ann's Park, Virginia Water**

**£4,250 Per calendar month**

**BUCKINGHAMS**





**A well presented townhouse in the gated development of St Ann's Park, with communal facilities including swimming pool and tennis courts. A short walk to the local train station and shopping parade. Council Tax Band H. EPC: D66**

Fees for tenants: Holding fee equivalent to one weeks rent, amendments to Tenancy Agreement after the document has been signed £50, change of sharer £50, stamp duty land tax (if total rent exceeds £125,000), 3% above the base rate of Bank of England per annum (calculated daily) for late/unpaid/returned rent payments, lost/damaged/broken keys/fobs or security devices at cost, deposit of five weeks rent if annual rent is less than £50,000 or six weeks rent if annual rent is £50,000 or more, all including VAT.

**4 Sandy Lane, St Anns Park, Virginia Water**

Approximate Gross Internal Floor Area :  
 Lower Ground Floor 43 sq m / 465 sq ft  
 Ground Floor 89 sq m / 957 sq ft  
 First Floor 79 sq m / 849 sq ft  
 Second Floor 42 sq m / 449 sq ft  
**Total 253 sq m / 2720 sq ft**



Ref: 45LB010610141 Barton Wyatt  
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 Not to Scale. Any areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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