



# 9 HANNOVER HOUSE

VIRGINIA WATER

**BUCKINGHAMS**



# Flat 9, Hannover House

Station Parade • Virginia Water

Surrey

GU25 4AA

Price Guide £550,000

Leasehold

A spacious & luxuriously appointed second floor apartment constructed in 2017, benefiting from private gated parking and an ultra convenient location only a few steps from shops, cafes, a variety of restaurants and Virginia Water mainline railway station serving London Waterloo.

- |   |                                |
|---|--------------------------------|
| • TWO DOUBLE BEDROOMS                       | • UNDERCROFT PRIVATE PARKING   |
| • EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM | • ULTRA CONVENIENT LOCATION    |
| • MAIN BATHROOM                             | • 125 YEAR LEASE FROM 2018     |
| • 1019 SQ.FT OF ACCOMMODATION               | • LONDON WATERLOO – 44 MINUTES |
| • SERVICE CHARGE 2024/2025 - £2682          | • M25 – 10 MINUTES' DRIVE      |

COMMUNAL RECEPTION FOYER WITH MARBLE TILED FLOORING & LIFT • PRIVATE RECEPTION HALL •  
OPEN-PLAN KITCHEN / DINING / LIVING ROOM • PRINCIPAL BEDROOM WITH SHOWER ROOM EN-SUITE  
• SECOND DOUBLE BEDROOM • IMPRESSIVE MAIN BATHROOM • GATED PARKING • ALL MAIN SERVICES

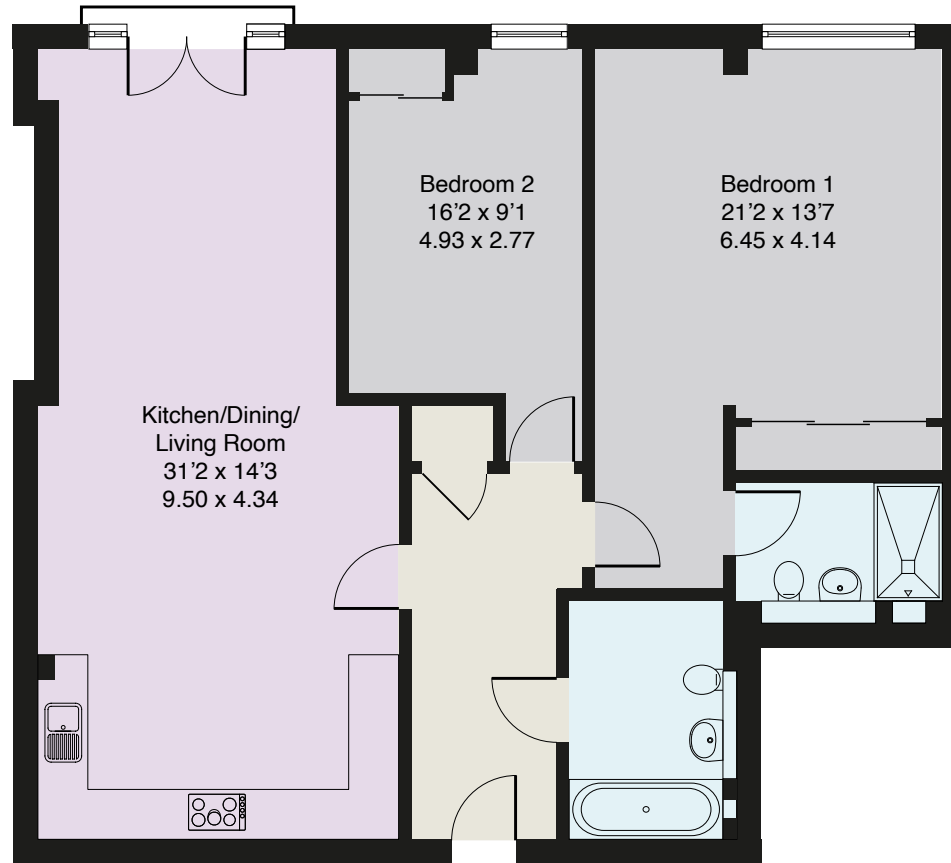
## Description

A beautifully appointed second floor apartment constructed to a high specification, providing spacious accommodation throughout. The location of Hannover House is extremely convenient being within the heart of Virginia Water village and literally only a few steps from local shops, a variety of eateries and Virginia Water railway station serving London Waterloo in approximately 44 minutes.

## Directions

From our offices in Station Approach, Virginia Water, turn right onto Christchurch Road and then immediately right into Station Parade. Hannover House will be found along on the right hand side just before the entrance to Virginia Water Railway Station.

Approximate Gross Internal Floor Area :  
Total 94.6 sq m / 1019 sq ft



**Second Floor**

EPC: B 86.

**Important Notice**

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: 9HHB010412242 HPI ©2025 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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