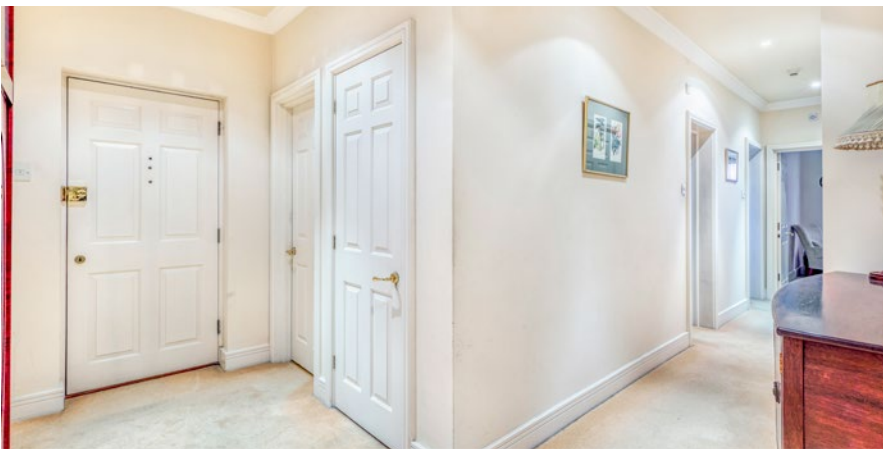




15 THE GRANGE
VIRGINIA PARK

BUCKINGHAMS



15 The Grange

Holloway Drive • Virginia Water • Surrey • GU25 4ST

£649,950

Share Of Freehold

A very spacious three double bedroom ground floor apartment on the highly sought after Virginia Park gated development in the heart of the village, available for sale with no onward chain.



- | | |
|---|---------------------------------------|
| • 3 DOUBLE BEDROOM GROUND FLOOR APARTMENT | • 999 YEAR LEASE, SHARE OF FREEHOLD |
| • GATED ESTATE WITH 24 HOUR SECURITY | • MOST IMPRESSIVE SITTING/DINING ROOM |
| • COMMUNAL TENNIS COURT, INDOOR POOL, GYM | • SHORT WALK TO SHOPS & RAIL STATION |
| • 2024 SERVICE CHARGE £9,924 - COUNCIL TAX BAND G | • LONDON WATERLOO FROM 43 MINS |

RECEPTION HALL • IMPRESSIVE SITTING/DINING ROOM • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • MASTER BEDROOM WITH EN SUITE BATH & SHOWER ROOM • SECOND DOUBLE BEDROOM • THIRD DOUBLE BEDROOM/HOME OFFICE • FAMILY BATH & SHOWER ROOM • TWO UNDERGROUND PARKING SPACES • STORE ROOM • COMMUNAL FACILITIES INCLUDING TENNIS COURT, INDOOR SWIMMING POOL & GYMNASIUM

Description

15 The Grange is a rare find, offering outstanding living space with a much larger sitting/dining room than the majority of apartments on this superb development as well as having a true third double bedroom if required; the communal facilities provided by Virginia Park are second to none and the provision of 24 hour manned security makes this an ideal environment whether for families or those looking for a 'lock up & leave' pied a terre.

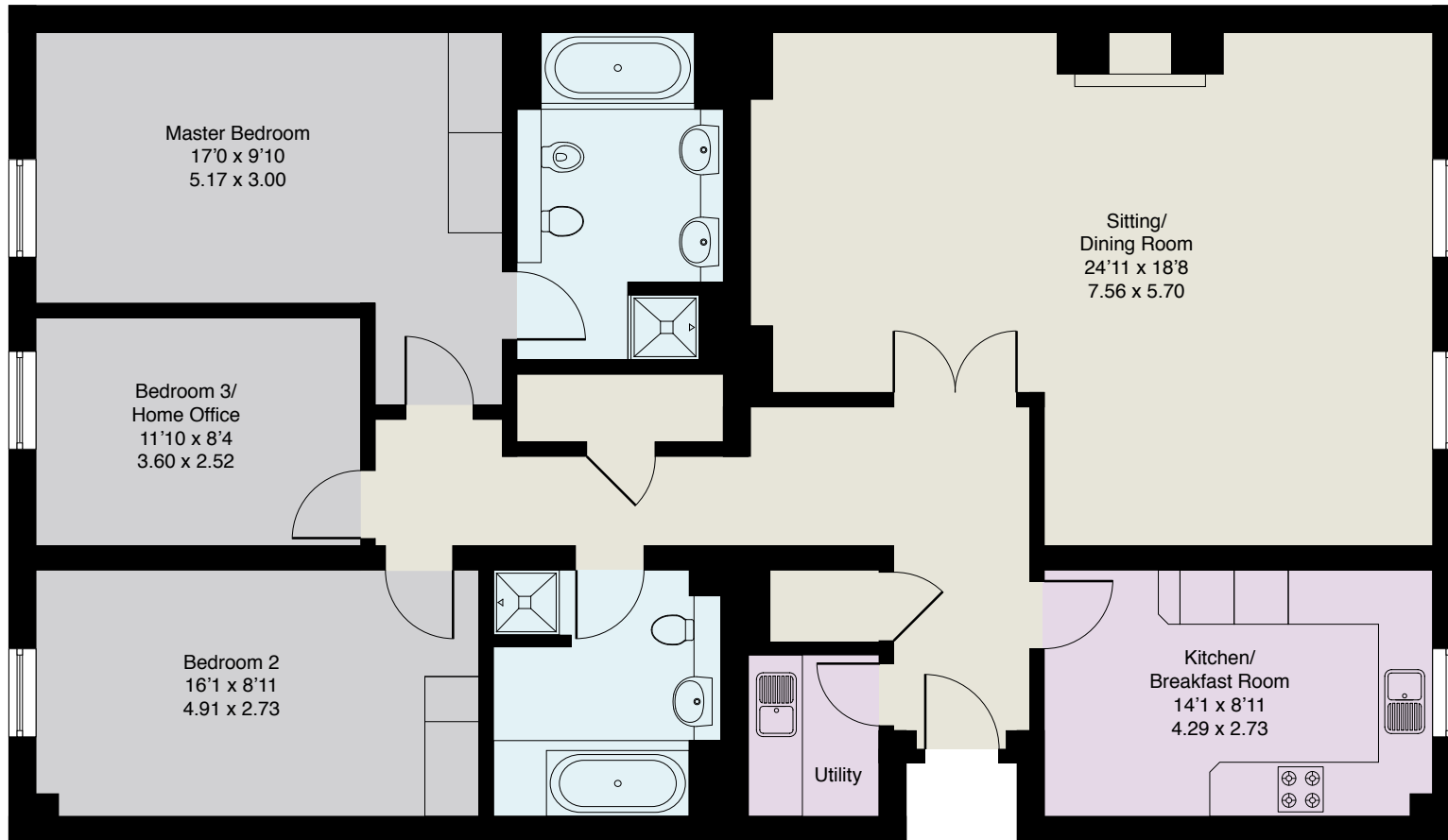
Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road, cross the bridge with Virginia Water Rail Station on your right and turn left into the walled & gated entrance into Virginia Park; the guards will direct you from there.





Approximate Gross Internal Floor Area :
Total 132.66 sq m / 1,428 sq ft



Ground Floor

EPC: C69.

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: 15TGB011711223 HPI ©2022 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.



BUCKINGHAMS