



32 SANDHILLS COURT

VIRGINIA WATER

BUCKINGHAMS



# 32 Sandhills Court

Sandhills Lane

Virginia Water • Surrey

GU25 4BJ

£425,000 Leasehold

An impressive purpose-built top floor apartment being one of only three apartments in a small block within a modern gated development only 300 yards from Virginia Water village centre and mainline railway station serving London Waterloo.

- |                                |  |
|--------------------------------|--|
| • ALLOCATED CAR PORT           | • 125 YEAR LEASE FROM 2010                   |
| • SHARED COMMUNAL GARDEN       | • CLOSE TO THE HEART OF THE VILLAGE          |
| • TWO SPACIOUS DOUBLE BEDROOMS | • GROUND RENT & SERVICE CHARGE - £2,685 p.a. |
| • TRIPLE ASPECT RECEPTION ROOM | • COUNCIL TAX – BAND D - £2,772.60 p.a.      |

RECEPTION HALL • TRIPLE ASPECT LIVING/DINING ROOM • WELL EQUIPPED KITCHEN • PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM • SECOND DOUBLE BEDROOM • FAMILY BATHROOM • SINGLE CAR PORT • COMMUNAL GARDENS • VISITOR PARKING • LONDON WATERLOO 44 MINS • M25 (J.11 & J.13) - 10 MINS DRIVE

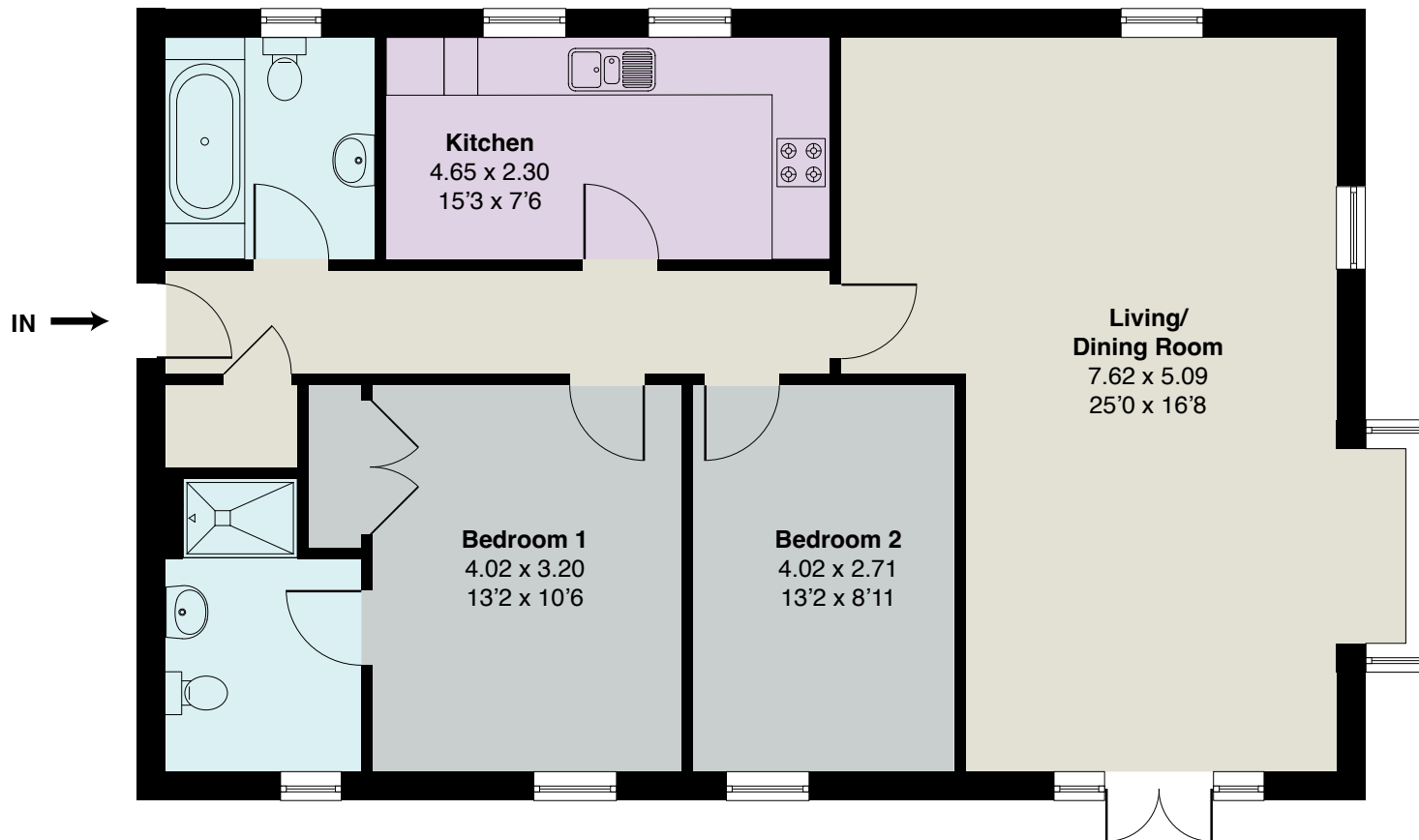
## Description

32 Sandhills Court was completed by renowned developers Charles Church in 2010 to a high specification and provides generous living accommodation of over 1,000 square feet. Upon entering the property, you are greeted by a central entrance hall looking straight down to the spacious triple aspect drawing/dining room which features a walk-in bay window. There is a well equipped kitchen featuring granite worktops and a very spacious principal bedroom with shower room en-suite, a second double bedroom and further family bathroom. The property is accessed via a communal hallway and benefits from being the only apartment accessed from the communal landing on the top floor.

## Directions

From our offices in Station Approach, Virginia Water, turn right onto Christchurch Road and proceed through the traffic light crossroads into Sandhills Lane. Take the first turning on the right into Sandhills Court and follow the road round the right & left bend whereupon the visitor parking for No.32 will be found on the left hand side.

Approximate Gross Internal Floor Area :  
Total 93.98 sq m / 1,012 sq ft



EPC: B81.  
All Mains Services

**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: 32SHCB010302253 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.

01344 845050

6 STATION APPROACH, VIRGINIA WATER, SURREY GU25 4DL • sales@buckingham.com • www.buckingham.com

**BUCKINGHAMS**



**BUCKINGHAMS**