



15 GILLESPIE HOUSE  
VIRGINIA WATER

**BUCKINGHAMS**



# 15 Gillespie House

Virginia Water • Surrey • GU25 4SU

£545,000  
Share Of Freehold

An extremely spacious two double bedroom ground floor apartment on the highly exclusive Virginia Park gated development with outstanding communal facilities & 24 hour security, close to the heart of the village.

- SPACIOUS GROUND FLOOR APARTMENT
- GATED DEVELOPMENT, 24 HOUR SECURITY
- TWO UNDERGROUND PARKING SPACES
- SHORT WALK TO VIRGINIA WATER VILLAGE
- 999 YEAR LEASE FROM 1995, SHARE OF FREEHOLD
- TWO DOUBLE BEDROOMS, EXCELLENT DRAWING ROOM
- COMMUNAL GYM, SWIMMING POOL, TENNIS COURT
- 2024 SERVICE CHARGE INCLUDING RESERVE FUND £10,059

RECEPTION HALL WITH LARGE UTILITY/LAUNDRY CUPBOARD • IMPRESSIVE LIVING/DINING ROOM • SUPERBLY UPGRADED KITCHEN/BREAKFAST ROOM • MASTER BEDROOM WITH EN SUITE BATH & SHOWER ROOM • SECOND DOUBLE BEDROOM • SHOWER ROOM • TWO UNDERGROUND PARKING SPACES • STORAGE ROOM

### Description

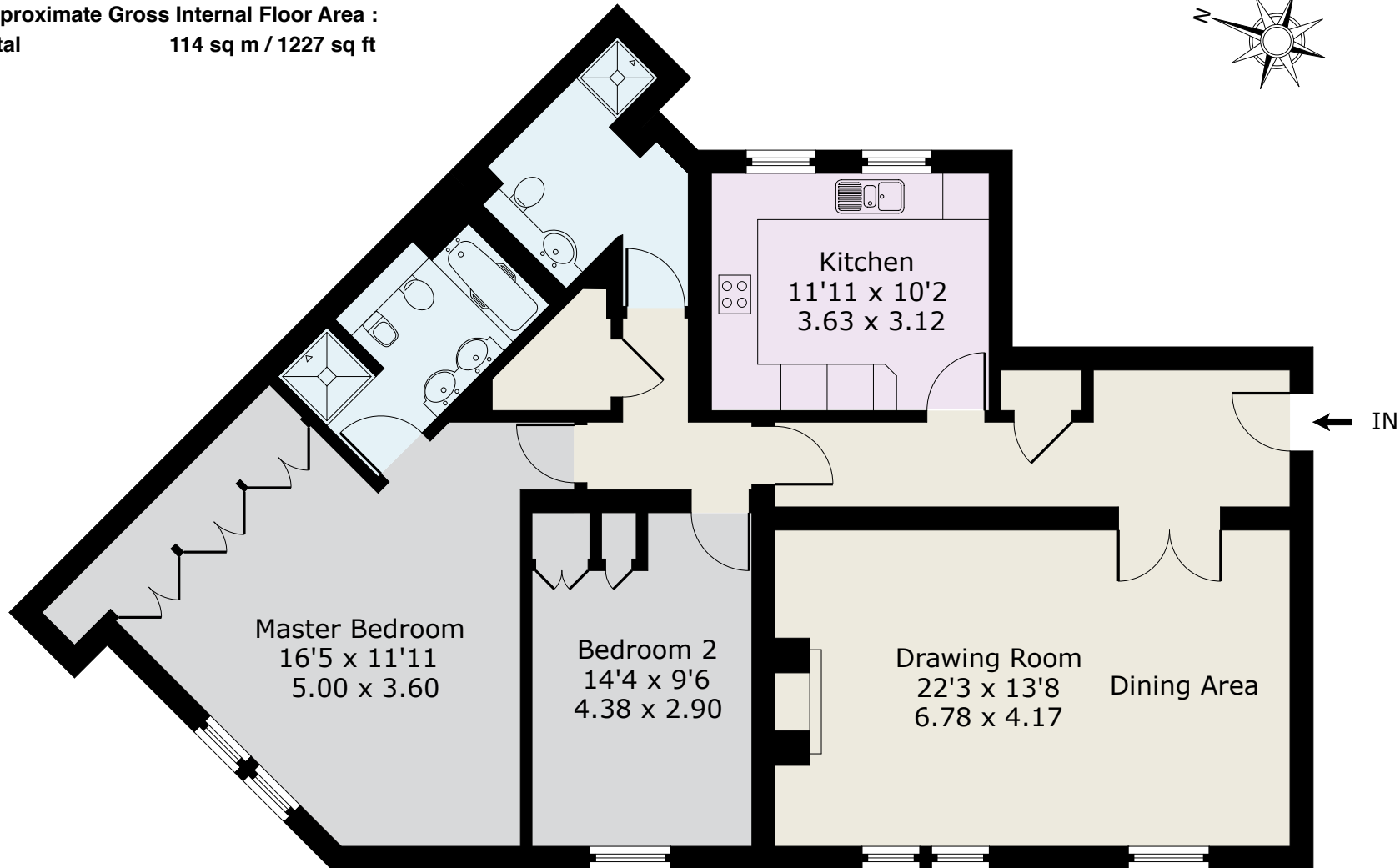
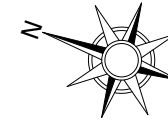
15 Gillespie House is a rare find; being safely 20% larger than the standard two bedroom apartments on the estate this gives a far superior feeling of space than other properties and being ground floor offers more convenience than the vast majority of apartments on the development.

In addition to 24 hour security, the Virginia Park development offers the benefit of excellent communal facilities including tennis court, a well equipped gym and an indoor swimming pool which in our view provides fantastic added value to anybody's ownership; there is also a converted chapel which is a superb sports hall for indoor games such as badminton plus the main building has a highly impressive Great Hall, used for communal functions/meetings and is available for residents to hire for their own events. The location is also second to none, being situated just a short walk to Virginia Water village centre shops, restaurants and rail station with trains into London Waterloo from 43 minutes.

### 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 114 sq m / 1227 sq ft



EPC: C72.  
Council Tax Band F

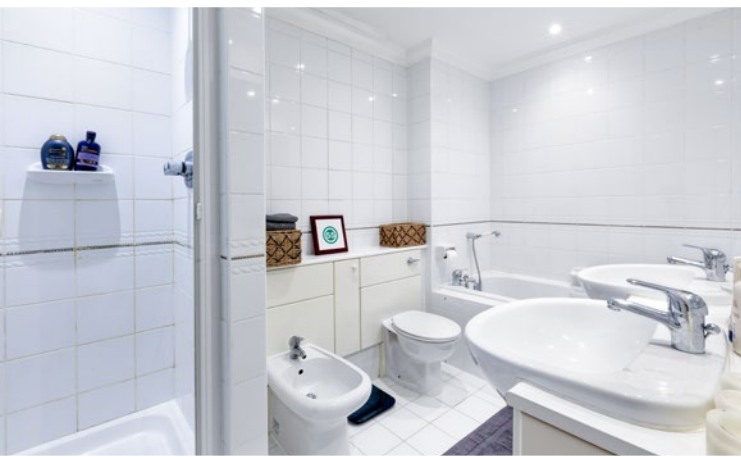
Important Notice  
These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they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

Ref: 25TAB012909233 HPI ©2023 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

**BUCKINGHAMS**

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



**BUCKINGHAMS**