



77 TROTSWORTH COURT

VIRGINIA WATER

BUCKINGHAMS



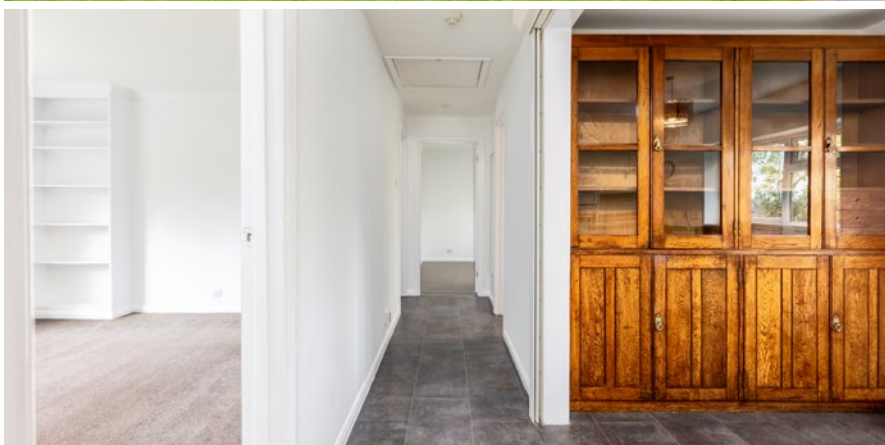


# 77 Trotsworth Court

Christchurch Road • Virginia Water • Surrey • GU25 4AH

£350,000

Share Of Freehold



A well presented bright second floor apartment in a highly popular development right in the heart of the village, just yards from Virginia Water's full range of shops & restaurants, available for sale with no onward chain.

- |   |                                    |
|---|------------------------------------|
| • BRIGHT & AIRY SECOND FLOOR APARTMENT          | • OPEN PLAN KITCHEN/BREAKFAST ROOM |
| • TWO DOUBLE BEDROOMS, BATH & SHOWER ROOM       | • AMPLE COMMUNAL PARKING           |
| • CLOSE TO SHOPS, RESTAURANTS & RAIL STATION    | • LONDON WATERLOO FROM 43 MINS     |
| • 2024 SERVICE CHARGE £1984, COUNCIL TAX BAND D | • LEASE- 999 YEARS FROM 29/9/1958  |

RECEPTION HALL • LIVING ROOM • OPEN PLAN KITCHEN/BREAKFAST ROOM • TWO SPACIOUS DOUBLE BEDROOMS • BATH & SHOWER ROOM • AMPLE COMMUNAL PARKING • COMMUNAL GARDENS

## Description

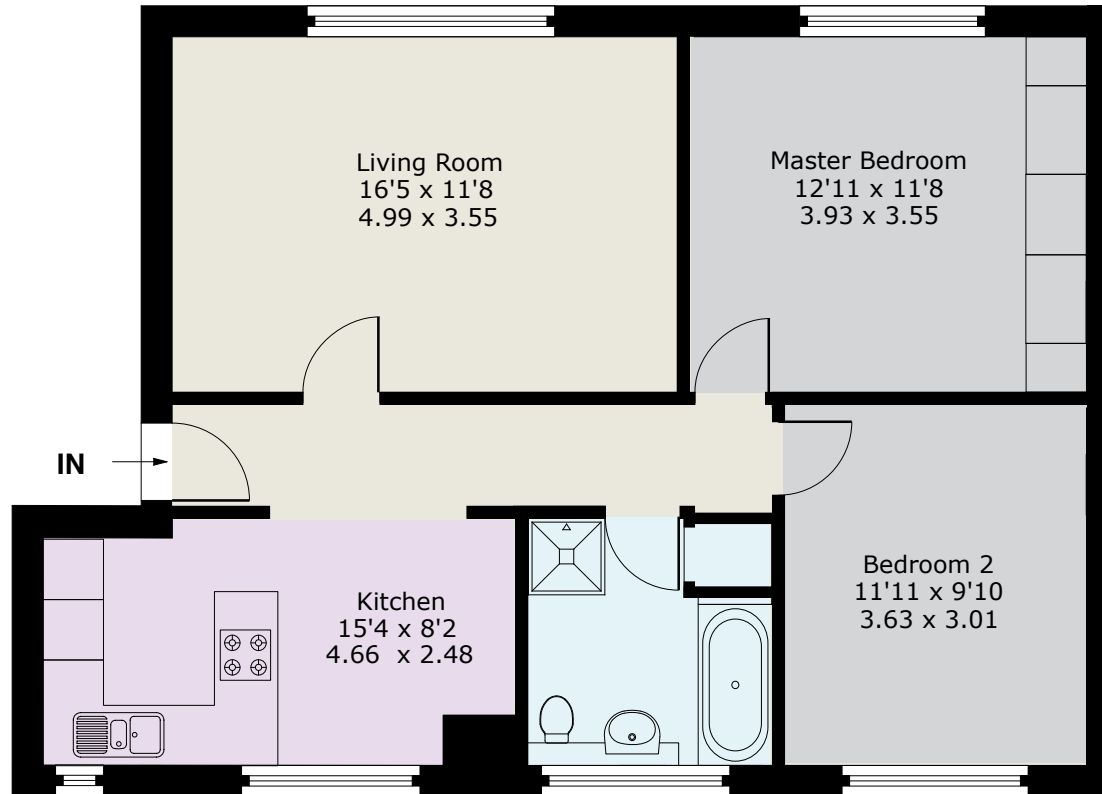
Trotsworth Court is a well planned development of apartments which were built in the 1950's; these properties are always very popular, with a leafy outlook over mature gardens yet being right in the heart of the village, within a minutes' walk to local shops, restaurants and Virginia Water rail station making this an exceptionally convenient location. No.77 is a particularly bright top floor flat with two double bedrooms, a large bath & shower room and spacious kitchen/breakfast room which has been opened out to the hallway to give a much enhanced feeling of space. In our opinion this is an excellent option.

## Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road then immediately left into Trotsworth Court. take the right fork and no.77 will be found in the last building on the right.



Approximate Gross Internal Floor Area :  
Total 68 sq m / 735 sq ft



**Second Floor**

EPC- C76.  
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: 77TB010205243 HPI ©2024 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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