



**13 HANNOVER HOUSE**  
VIRGINIA WATER

**BUCKINGHAMS**



# Flat 13, Hannover House

Station Parade • Virginia Water

Surrey

GU25 4AA

Price Guide £629,950 Leasehold

A superb two bedroom, two bathroom luxuriously appointed third floor apartment constructed in 2017, featuring a good sized private balcony and gated parking. The central village location is ultra convenient being only a few steps from shops, cafes, a variety of restaurants and Virginia Water mainline railway station serving London Waterloo.



- |                                             |                                       |
|---------------------------------------------|---------------------------------------|
| • THIRD FLOOR APARTMENT                     | • UNDERCROFT GATED PARKING            |
| • PRIVATE BALCONY                           | • ULTRA CONVENIENT LOCATION           |
| • TWO DOUBLE BEDROOMS                       | • LONDON WATERLOO – 44 MINUTES        |
| • EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM | • M25 – 10 MINUTES' DRIVE             |
| • MAIN BATHROOM                             | • SERVICE CHARGE 2025/2026 - £2905.96 |
| • 1092 SQ.FT OF ACCOMMODATION               | • 125 YEAR LEASE FROM 2018            |

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 • PRIVATE BALCONY ACCESSED FROM THE LIVING AREA • GATED UNDERCROFT PARKING • ALL MAIN SERVICES

## Description

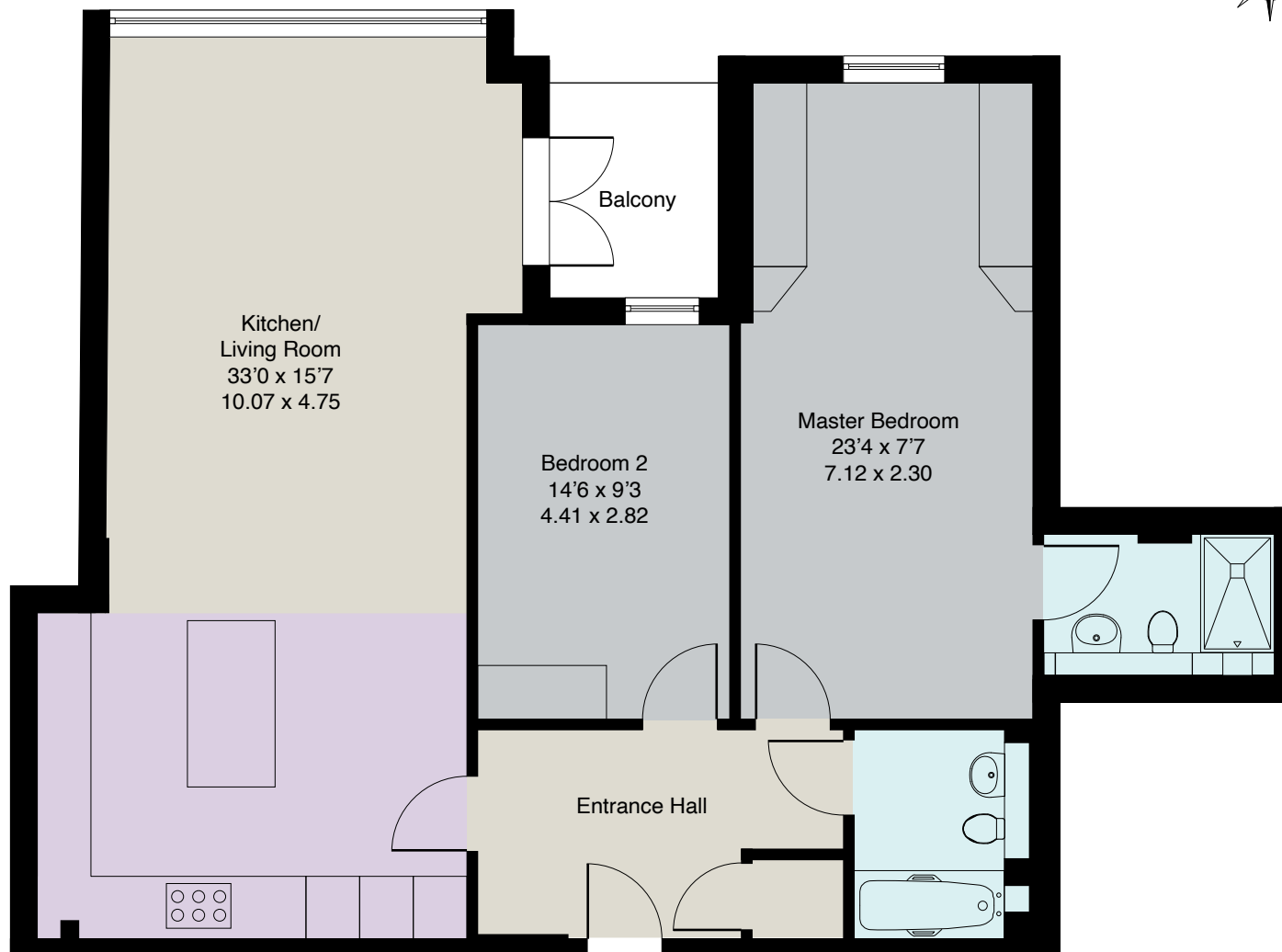
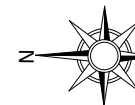
A luxury third floor apartment with private balcony, undercroft gated parking and an impressively high specification throughout. The location of Hannover House is extremely convenient within the heart of Virginia Water village and literally only a few steps from local shops, a variety of eateries and 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 101 sq m / 1092 sq ft



EPC: B 86.

Council Tax Band E

ALL MAIN 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: 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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