



12A THE GRANGE  
VIRGINIA PARK

BUCKINGHAMS





# 12A The Grange

Holloway Drive • Virginia Water • Surrey • GU25 4ST

£1,025,000 Leasehold

Rarely available – an extremely impressive penthouse apartment originally constructed in the 1990's by the much respected Octagon Developments and recently refurbished to a high specification by the current owner.

The Grange is part of Virginia Park – a gated private estate with 24 hour manned security at the main entrance, a stunning indoor swimming pool and a well-equipped gym. The development is very conveniently located within a short walk of Virginia Water mainline railway station serving both Reading & London Waterloo.

- |   |                              |
|---|------------------------------|
| • BEAUTIFULLY PRESENTED PENTHOUSE APARTMENT                       | • THREE DOUBLE BEDROOMS      |
| • BRIGHT & SPACIOUS SQUARE RECEPTION HALL WITH LARGE ROOF LANTERN | • THREE BATH/SOWER ROOMS     |
| • LONDON WATERLOO APPROX. 45 MINUTES                              | • STUNNING INDOOR POOL & GYM |
|   | • MANNED 24 HOUR SECURITY    |

SPACIOUS RECEPTION HALL • EXCELLENT LIVING/DINING ROOM OF 25' X 20' • WELL EQUIPPED KITCHEN PARTIALLY OPEN PLAN TO BREAKFAST/DINING AREA • UTILITY ROOM • MASTER BEDROOM WITH EN-SUITE BATHROOM • DOUBLE BEDROOM TWO WITH EN-SUITE SHOWER ROOM • BEDROOM 3 • ADJACENT SHOWER ROOM • DESIGNATED UNDERGROUND PARKING FOR THREE CARS WITH LIFT ACCESS • VISITOR PARKING

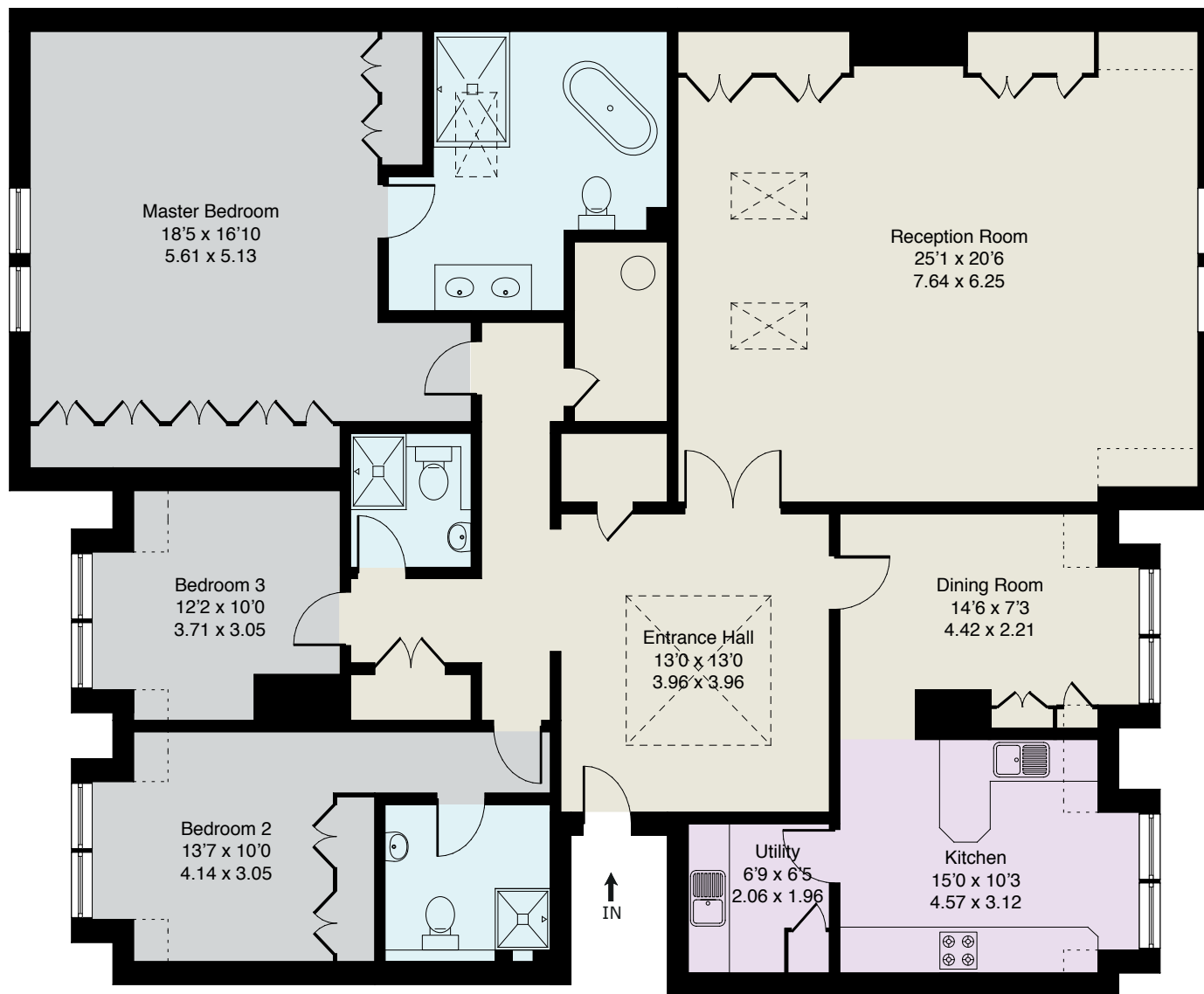
Lease – 999 years from 1/1/1995 (share of Freehold) 2025 Service Charge £14,751 Council Tax Band H

## Description

The Penthouse apartments at Virginia Park come to the market very rarely and 12A is a particularly impressive & luxurious example within The Grange, one of only two attractive apartment blocks favourably situated within this impressive gated development of detached homes, townhouses & apartments located only a few minutes' walk from Virginia Water village centre which provides a good variety of shops & restaurants. The development benefits from 24 hour manned security at the main gate, a stunning indoor pool, well equipped gym & tennis court.

## Directions

From our offices in Station Approach, Virginia Water turn right onto Christchurch Road towards the railway station and after only 300 yards, just before reaching the traffic light crossroads, turn left into the main entrance of Virginia Park. Stop just inside the main gate and a security guard will direct you to The Grange.



Approximate Gross Internal Floor Area :  
Total 190.4 sq m / 2050 sq ft

Restricted Head Height



**Third Floor**

EPC: C.

**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:12aTGB01160320 HPI ©2020 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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