



32 THE GRANGE
VIRGINIA WATER

BUCKINGHAMS



32 The Grange

Holloway Drive • Virginia Water • GU25 4ST

Leasehold £400,000

A well-presented first floor apartment situated in this superb, exclusive gated development close to the centre of Virginia Water village with picturesque views towards London.

- FIRST FLOOR APARTMENT
- 2 DOUBLE BEDROOMS, 2 BATH/SHOWER ROOMS
- 2 ALLOCATED UNDERGROUND CAR PARKING SPACES
- COMMUNAL INDOOR SWIMMING POOL, GYMNASIUM & GROUNDS
- 24 HOUR MANNED SECURITY
- SHORT WALK INTO VIRGINIA WATER VILLAGE & STATION
- 999 YEAR LEASE FROM 1995
- 2026 SERVICE CHARGE £9,109

RECEPTION HALL • LIVING/DINING ROOM • FULLY INTEGRATED KITCHEN/ BREAKFAST ROOM
 • UTILITY ROOM • MASTER BEDROOM WITH EN SUITE BATH/SHOWER ROOM AND FITTED WARDROBES
 • SECOND DOUBLE BEDROOM • SHOWER ROOM • UNDERGROUND PARKING FOR TWO VEHICLES
 • EXTERNAL STORAGE ROOM • INCLUSIVE COMMUNAL LEISURE FACILITIES INCLUDING INDOOR HEATED SWIMMING POOL, JACUZZI, GYMNASIUM, BADMINTON COURT/SPORTS HALL & EXTERNAL TENNIS COURT • BEAUTIFULLY MANICURED GROUNDS

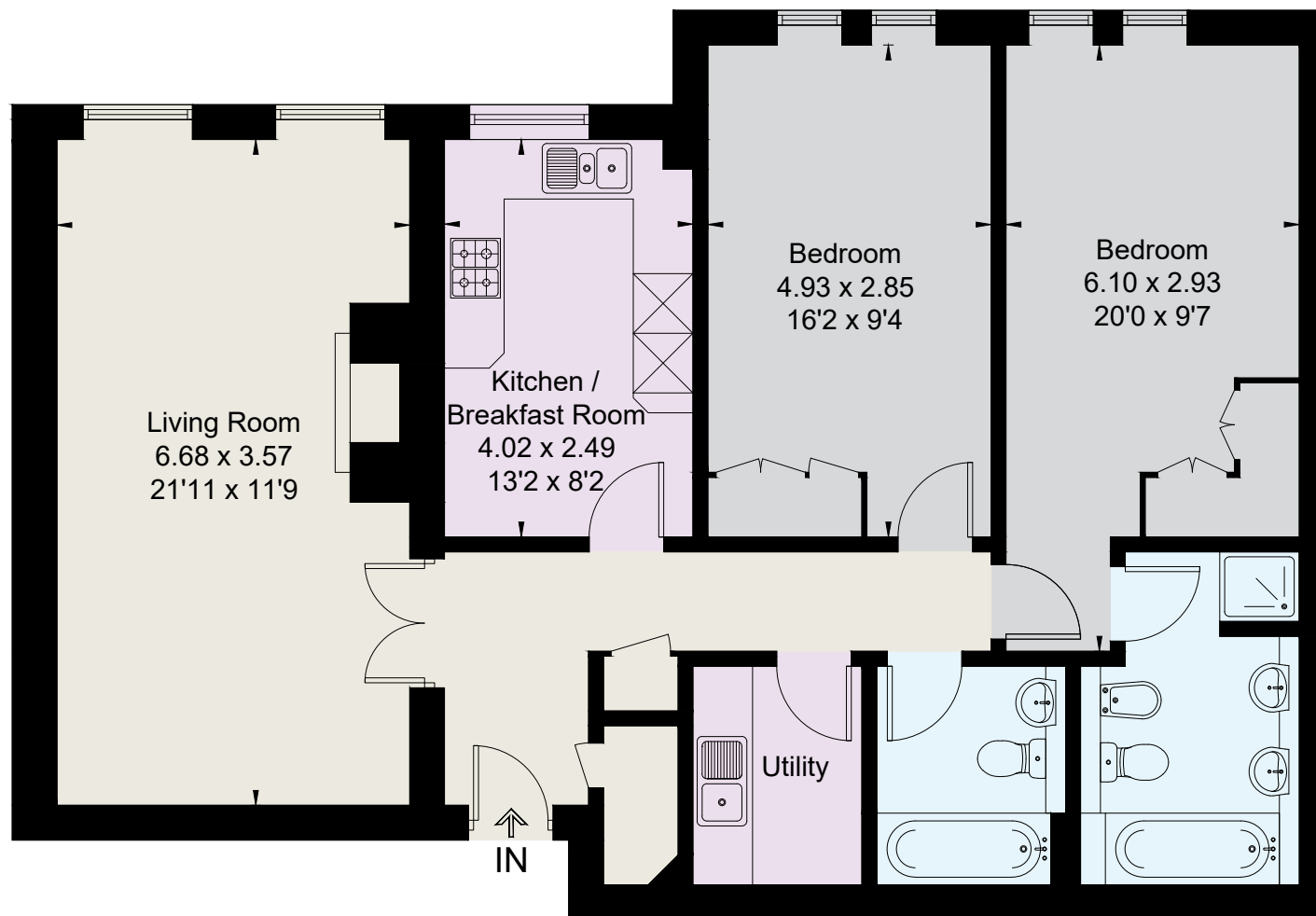
Description

32 The Grange is a well-designed purpose built apartment constructed by prestigious developer Octagon in the mid 1990's and offers versatile living accommodation in excess of 1,000 square feet. Virginia Park is a sought after development in central Virginia Water offering 24 hour security plus communal indoor swimming pool, gymnasium, sports hall and outdoor tennis courts. Offered for sale with no onward chain.

Directions

From our office on Station Approach, Virginia Water, turn right onto Christchurch Road and after crossing the railway bridge turn left into the gated entrance to Virginia Park; the guards will direct you from there.

Approximate Gross Internal Floor Area :
96.1 sq m / 1034 sq ft



Council Tax Band F

EPC – B.82

First Floor

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.

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