



# 8 Virginia Court,

Station Approach, Virginia Water, Surrey. GU25 4AF.



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*A conveniently located two bedroom ground floor apartment located in a popular building with communal gardens and garaging in the heart of Virginia Water*

- ◆ Highly desirable residential apartment block
- ◆ Fully equipped kitchen and bathroom
- ◆ Surrounded by pleasant communal gardens
- ◆ Perfect for commuters to London
- ◆ Two double bedrooms
- ◆ Double glazed windows
- ◆ Includes a garage
- ◆ Ideally located for amenities and mainline station at Virginia Water
- ◆ No onward chain

### Situation

The property is within walking distance of local shops and restaurants in the pretty village of Virginia Water with its mainline railway station with a fast service of trains to Waterloo in 42 minutes. There is an excellent Waitrose in Sunningdale and Egham and for more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand. Junction 13 of the M25 is just 3.5 miles away giving access to London, Heathrow and the motorway network.

Other than the world renowned Wentworth Club, country clubs abound in the area such as Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also very well catered for by a wide choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.

### Fixtures and Fittings

Carpets, curtains, light fittings and integrated appliances included in the sale.

### Services

The property has mains gas, electricity, water and mains drainage.

### Local Authority

Runnymede Borough Council – 01932 828383

### Energy Rating

C74

### Tenure

Leasehold- 999 years leasehold commencement 1959.

### Council Tax Band

Band D

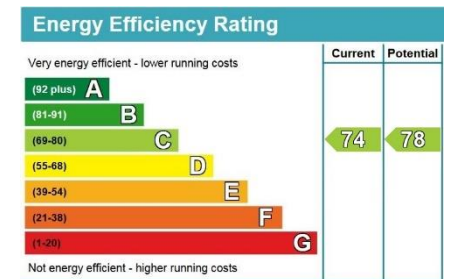
### Service Charge

Approximately £1000per annum





Approximate Area = 67.7 sq m / 729 sq ft  
Including Limited Use Area (1.2 sq m / 13 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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