

BARTON·WYATT

FLAT L DORMY HOUSE, WENTWORTH



Flat L Dormy House

Portnall Drive • Virginia Water • Surrey •
GU25 4NP

A stunning ground floor three-bedroom apartment with impressive features and a large south facing private garden.



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| ◇ Outstanding quiet Wentworth location | ◇ Opulent rooms with 3 metre plus ceilings |
| ◇ Three double bedrooms | ◇ Formal reception with doors to the garden |
| ◇ Principal bedroom with ensuite and fitted wardrobes | ◇ Modern kitchen with fitted appliances |
| ◇ Mature garden facing towards the golf course | ◇ Smart communal areas |
| ◇ Two garages | ◇ Available with no onward chain |

Entrance Hall ◇ Kitchen/ Breakfast room ◇ Reception Room ◇ Principal bedroom with ensuite ◇ Two further Bedrooms ◇ Family Bathroom ◇ Two single garages ◇ Private garden

Description

Located within a highly sought after private road on the prestigious Wentworth Estate - an exclusive location with a tranquil atmosphere and access to world class sporting facilities. Virginia Water and the renowned private Wentworth Estate and championship golf course are situated to the south of Windsor Great Park, with its open spaces and is home to the notable lakes and green spaces of Savill Gardens. Sporting activities abound throughout the area, with Royal Ascot nearby and an impressive selection of first class courses for golf enthusiasts. These include Sunningdale, the Berkshire and of course the world famous Wentworth Club which also has its own tennis, swimming and leisure/spa facilities. The area is renowned for its excellent selection of schooling such as Papplewick Preparatory School, St George's Boys School, St Mary's Girls School and ACS International in Egham. Virginia Water train station which provides direct access to London Waterloo in approximately 40 minutes and the area is well situated for both Heathrow Airport, Gatwick Airport and the motorway network.



Portnall Drive, Virginia Water

Approximate Gross Internal Area = 143.5 sq m / 1545 sq ft



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:

TBC

Tenure:

Leasehold- each owner has a 15th share of Dormy house management company who own freehold

Council Tax Band:

Band G

Service Charge:

Approximately £9000.00 per annum which includes the gas charges. Wentworth Roads charge also applies, approximately £100per annum.



Flat L

FLOORPLANZ © 2017 0203 9056099 Ref: 197748

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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