

BARTON · WYATT

71 TROTSWORTH COURT • VIRGINIA WATER • SURREY • GU25 4AH





Trotsworth Court • Virginia Water • Surrey • GU25 4AH

Lovely top floor apartment with two bedrooms in the heart of Virginia Water within walking distance of the station and local amenities

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| <ul style="list-style-type: none"> ◇ Highly desirable residential apartment block ◇ Surrounded by pleasant communal gardens ◇ Ideally located for shops, amenities and mainline station ◇ Double glazed windows ◇ Electric charging point available | <ul style="list-style-type: none"> ◇ High spec fully equipped kitchen and bathroom ◇ Perfect for commuters to London ◇ Two double bedrooms ◇ Off street parking ◇ Loft storage |
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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.

Schooling in the area is exceptional with renowned schools nearby such as Eton College, Lambrook, St George's and St Mary's Ascot, as well as Wellington College. The house is well located for international schools such as TASIS in Thorpe and ACS International in Egham. Fine dining can be enjoyed in a variety of bistros, brasseries, and restaurants. The Waterside Inn and The Fat Duck at Bray are within proximity along with Coworth Park Hotel. World class polo in the area is at the Guards Polo Club at Smith's Lawn, Windsor Great Park, and the Royal County of Berkshire Polo Club and Coworth Park. Other sporting activities include Royal Ascot nearby and a broad selection of first-class golf courses, including Sunningdale as well as those on the Wentworth Estate itself.



Fixtures and Fittings:
Carpets, curtains, light fittings, and integrated appliances are included in the sale.

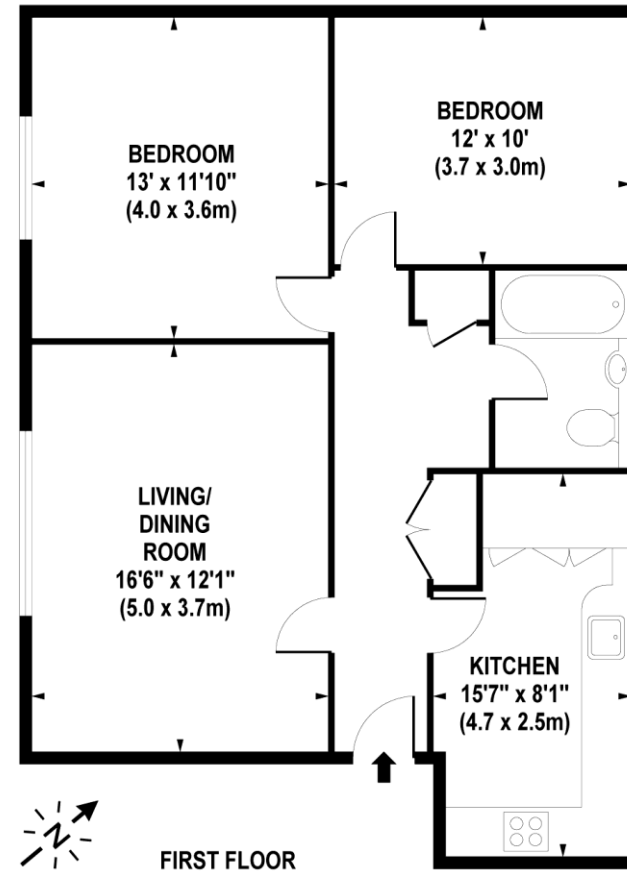
Services:
All mains' services are connected.

Local Authority:
Runnymede Borough Council – 01932 828383

Energy Rating:
D68

Tenure & Service Charge:
999 years leasehold commencement July 30th 1959
Service charge paid quarterly, approximately £375.

Council Tax Band:
Band D

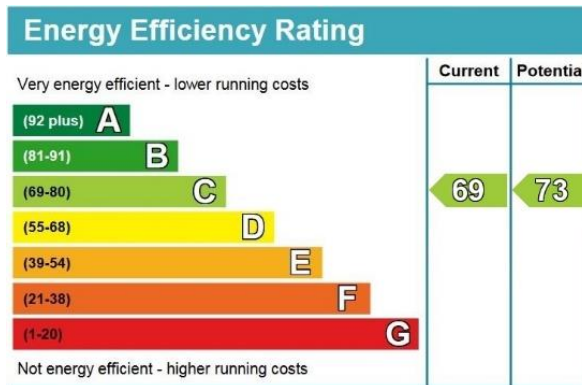


FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 753 SQ FT / 70 SQ M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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