



# BRECKENRIDGE LETTINGS

**Abbots Drive, Virginia Water, GU25**



An impressive spacious family home offering versatile accommodation with separate self contained annexe and heated outdoor swimming pool. The property is located in a private road on the Wentworth Estate and close to the shops and station.

Available - 01/07/2024

**£13000 Per Calendar Month**

**Unfurnished**



# BRECKENRIDGE LETTINGS

- Five Bedrooms
- Five Reception Rooms
- Separate Self Contained Annexe
- Outdoor Heated Swimming Pool
- Landscaped Grounds
- Private Road on Wentworth Estate





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> <p>EU Directive 2002/91/EC</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(10-100) <b>A</b></p> <p>(91-91) <b>B</b></p> <p>(81-80) <b>C</b></p> <p>(70-60) <b>D</b></p> <p>(50-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>EU Directive 2002/91/EC</p>	
	73	78	

All viewings are strictly by appointment or by e-mail.

Please be advised that any information supplied by the agent is given without any warranty and all negotiations are on a subject to contract basis until a tenancy agreement has been engrossed. Satisfactory references are always required before a tenancy agreement is signed. In addition to the rental and security deposit there is a charge for the tenancy agreement and an Inventory/Check-in procedure.

These particulars or any other media, printed or downloaded, do not form part of any contract and must not be relied upon. All measurements mentioned within the particulars are approximate and are given as a guide only.

Email: [contact.us@breckenridge-lettings.co.uk](mailto:contact.us@breckenridge-lettings.co.uk)

Approximate Floor Area = 562.3 sq m / 6,052 sq ft  
Power Room / Store = 3.6 sq m / 39 sq ft  
Total = 565.9 sq m / 6,091 sq ft

