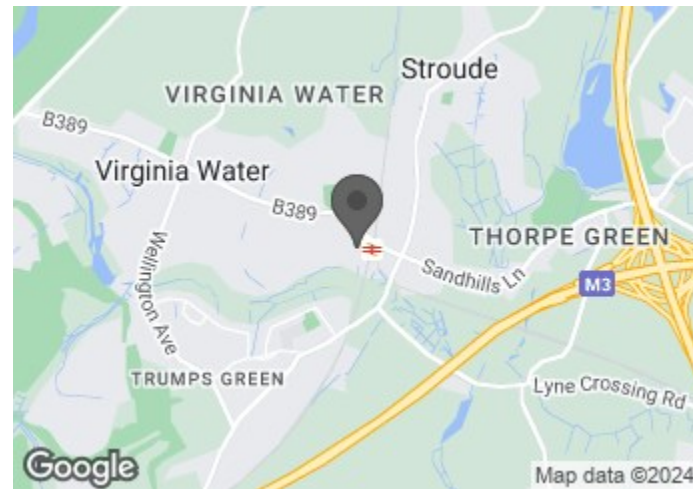


APPROX. GROSS INTERNAL FLOOR AREA 704 SQ FT / 65 SQM	Augustus House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 16/04/24
	photoplan

**COUNCIL TAX BAND: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**McCARTHY STONE  
RESALES**

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**McCARTHY STONE  
RESALES**

**28 AUGUSTUS HOUSE**  
STATION PARADE, VIRGINIA WATER, GU25 4BB



A stunning and beautifully presented one bedroom, second floor apartment benefits from having a large balcony with a southerly aspect accessed from a spacious living room. Set within this exclusive Retirement Living Plus development. Allocated underground car parking space.

**ASKING PRICE £420,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# STATION PARADE, VIRGINIA WATER

## 1 BED | £420,000

### SUMMARY

This exclusive Retirement Living PLUS development comprises 59 spacious one and two bedroom apartments with stylish on-site facilities. Residents can socialize in the communal lounge and restaurant, which serves nutritional hot and cold food daily as well as drinks and snacks. There is also a bistro essentials shop to purchase everyday items such as bread and milk. The beautiful landscaped gardens to the rear of the development are secluded and overlook the woodlands, providing the perfect spot to relax and read a good book. There is also a dedicated, friendly Estates Management team on-site 24 hours a day to offer assistance and provide additional care if needed. Car parking spaces are also available subject to availability, some of which are underground.

The development is ideally located, with easy access to amenities including; a convenience store, pharmacy, florist, hairdressers, wine merchant, dry cleaners and a public library. A Waitrose supermarket is also situated 2.8 miles away. Adjacent to the development is Virginia Water railway station, with regular direct services to Weybridge, London Waterloo, Reading and Clapham Junction. There is also a bus stop a few minutes away with routes through Thorpe, Egham and Staines.

### ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing a washer/dryer and the Vent-Axia system. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and cloakroom/WC.

### WC/CLOAKROOM

Part tiled, close coupled WC, hand wash basin with chrome mono lever tap and storage below, double width illuminated mirror cabinet.

### LIVING ROOM WITH BALCONY

A bright and well-proportioned living room with glazed door and window to side providing plenty of natural light and access onto a large 16' wide balcony benefitting from views overlooking the

landscaped gardens and a southerly aspect. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, full length lined curtains and raised electric power sockets.

### KITCHEN

Tiled flooring and fitted kitchen with an excellent range of modern base and wall units and drawers with light grey stone worktops. Stainless steel one and a half bowl sink with mono lever tap. Waist level electric oven and microwave oven above, ceramic hob with opaque glass splash back, stainless steel cooker hood and integral fridge freezer.

### BEDROOM WITH EN-SUITE SHOWER ROOM

Double bedroom of generous proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Deep window overlooking gardens with full length made to measure curtains. Door to en-suite shower room.

### SHOWER ROOM

This modern shower room comprises; walk in level access shower with fitted glass screen plus shower curtains and grab rails, close coupled WC, vanity unit with inset wash hand basin with mixer tap; fitted double width mirror with built in light; full length mirrored storage cupboard, wall mounted heated towel rail, emergency pull-cord. Ceiling spot lights.

### SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager. To find out more about service charges please

contact your Property Consultant or Estates Manager.

Service Charge: £9,104.89 per annum (for financial year ending 30/06/2024)

### LEASEHOLD

Lease Length: 999 Years from the 1st June 2018

Ground Rent: £435 per annum

Ground rent review date: June 2033

### CAR PARKING

This apartment has its own allocated underground car parking space.

### ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage
- Own storage cage on the 1st floor
- Guest suite available for visitors to stay at £30 for the first night then £25 per night thereafter for up to seven nights

