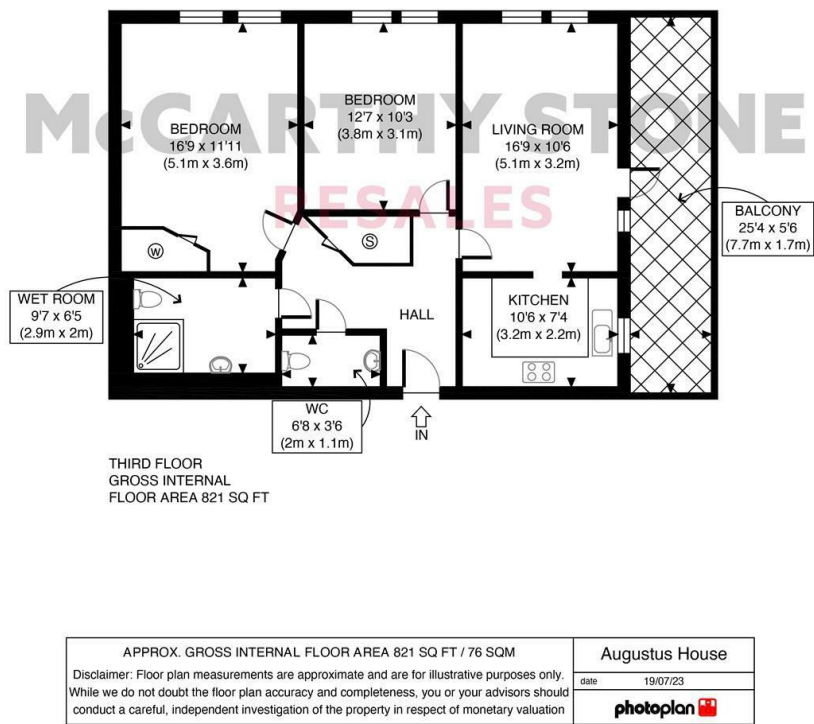


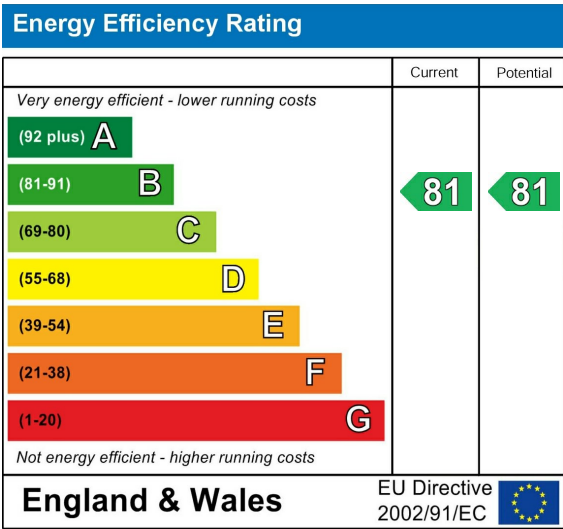
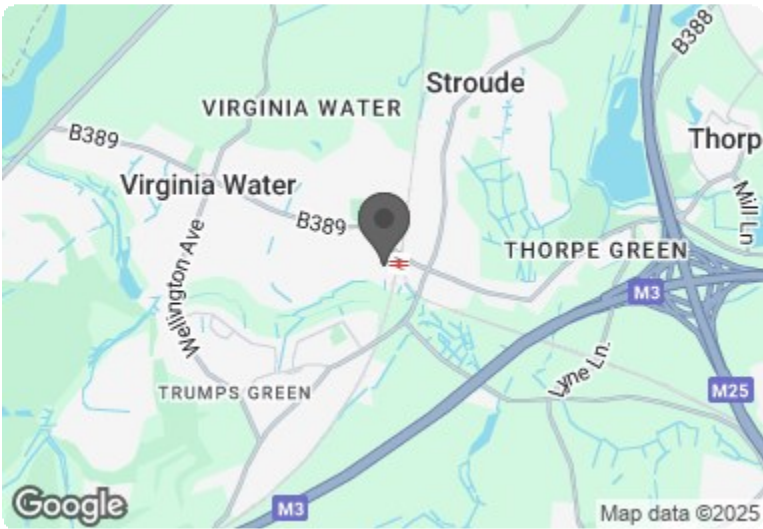
49 Augustus House

Station Parade, Virginia Water, GU25 4BB

PRICE
REDUCED



Council Tax Band: E



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



PRICE REDUCTION

Asking price £399,000 Leasehold

Six Months' Service Charge Included

All furniture is included in the sale.

An exceptional opportunity to acquire a beautifully presented two-bedroom retirement apartment, exclusively for the over 70s. This superb home features a spacious south-facing balcony with far-reaching views across the landscaped communal gardens—ideal for relaxing in peace and privacy. Set within a prestigious Retirement Living Plus development, it offers the perfect blend of comfort, independence, and support.

Call us on 0345 556 4104 to find out more.

Station Parade, Virginia Water

Summary

This exclusive Retirement Living PLUS development comprises 59 spacious one and two bedroom apartments with stylish on-site facilities. Residents can socialise 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, 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.

The apartment comprises; large entrance hallway with storage cupboard, spacious living room with access onto a large walk-out balcony, modern fully fitted kitchen with grey stone worktops, two double bedrooms with the master bedroom having a walk-in wardrobe, shower room, cloakroom/WC.

Entrance Hall

Walnut veneered front door with spy hole leads to the large entrance hall. Illuminated light switches, smoke detector, apartment security door entry system with

intercom and 24-hour emergency response system are located in the hall. From the hallway there is a walk-in storage/airing cupboard housing the Vent-Axia system for filtered air circulation and shelving. All other doors lead to the two bedrooms, living room, shower room and WC .

Living Room and Large Balcony

A bright and spacious dual aspect living room with glazed patio door and windows to side providing an abundance of natural light and giving access to the very large balcony which overlooks the woods and a southerly aspect. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Entrance to a separate kitchen.

Kitchen

Fully fitted kitchen with a range of modern base and eye level two tone high gloss grey units and drawers with contrasting stone worktops. Electrically operated UPVC double glazed window overlooking the woods. Stainless steel twin sink unit with mono lever tap. Waist level electric oven with microwave oven above, ceramic four ring hob, opaque glass splash back, stainless steel cooker hood and integral fridge freezer. Tiled floor.

Bedroom One

A bright and airy double bedroom of excellent proportions with a walk-in wardrobe housing rails and shelving. Deep window overlooking the woods. Ceiling lights, TV and phone point. Raised power points.

Bedroom Two

A second double bedroom which could provide alternative uses. Ceiling lights, TV and phone point. Window overlooking the woods.

2 Bed | £399,000

Shower Room

An immaculate modern shower room comprises; walk in level access shower with thermostatically controlled shower and grab rails, anti slip flooring. Close coupled WC, vanity unit with inset wash hand basin with mixer tap; fitted double width mirror with built in light; wall mounted heated towel rail, emergency pull-cord. Ceiling spot lights.

WC

Part tiled walls, close coupled WC, wash hand basin with mixer tap, mirror.

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. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service Charge: £13,445.31 per annum (for financial year ending 30/06/2026)

Leasehold

Ground Rent: £510 per annum
Lease Length: 999 Years from June 2018
Ground rent review: June 2033

Car Parking

This apartment owns an allocated car parking space.

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

