



**St Anns Park, Virginia Water**

**£5,000 Per calendar month**

**BUCKINGHAM**





**An impressive five bedroom end of terrace townhouse situated on the crescent in the highly sought after St Anns' Park gated development with communal facilities!. Double garage with driveway and a large south westerly facing garden. Council Tax Band H. Unfurnished. EPC:C71. Gas central heating.**

Fees for tenants: Holding fee equivalent to one weeks rent, amendments to Tenancy Agreement after the document has been signed £50, change of sharer £50, stamp duty land tax (if total rent exceeds £125,000), 3% above the base rate of Bank of England per annum (calculated daily) for late/unpaid/returned rent payments, lost/damaged/broken keys/fobs or security devices at cost, deposit of five weeks rent if annual rent is less than £50,000 or six weeks rent if annual rent is £50,000 or more, all including VAT.

#### Sandy Lane, St Ann's Park, Virginia Water

| Approximate Gross Internal Floor Area : |                               |
|---|-------------------------------|
| Lower Ground Floor                      | 44 sq m / 474 sq ft           |
| Ground Floor                            | 102 sq m / 1,099 sq ft        |
| First Floor                             | 83 sq m / 893 sq ft           |
| Second Floor                            | 44 sq m / 474 sq ft           |
| (Excludes Loft)                         |                               |
| <b>Total</b>                            | <b>273 sq m / 2,940 sq ft</b> |



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 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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