



2 VIRGINIA BEECHES

VIRGINIA WATER

BUCKINGHAM





# 2 Virginia Beeches

Callow Hill • Virginia Water • Surrey • GU25 4LT

£550,000 Share of Freehold

Occupying a private position backing almost due south with a tranquil view over attractive landscaped grounds, an impressively spacious two bedroom, two bathroom ground floor apartment within a gated retirement complex for the over 55s.

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|---|---|
| • GATED DEVELOPMENT FOR OVER 55s        | • SPACIOUS LIVING/DINING ROOM               |
| • GROUND FLOOR WITH PRIVATE POSITION    | • LARGE SOUTH FACING REAR TERRACE           |
| • TWO DOUBLE BEDROOMS                   | • SERVICE CHARGE: APR 2025 – MAR 2026 £1700 |
| • MASTER BEDROOM WITH EN-SUITE BATHROOM | • GARAGE IN NEARBY BLOCK                    |
| • 1208 SQUARE FEET OF ACCOMMODATION     | • 999 YEAR LEASE FROM 1/10/1984             |

ENTRANCE HALL • SPACIOUS DRAWING/DINING ROOM OPENING ONTO LARGE SOUTH FACING PATIO/TERRACE • KITCHEN/BREAKFAST ROOM • PRINCIPAL BEDROOM WITH BATHROOM EN-SUITE • SECOND DOUBLE BEDROOM • SHOWER ROOM • GARAGE IN NEARBY BLOCK WITH ELECTRIC DOOR • VISITOR PARKING • WELL MAINTAINED COMMUNAL LANDSCAPED GROUNDS OF CIRCA 9.5 ACRES

## Description

No.2 is one of the rarely available larger ground floor apartments at Virginia Beeches providing superbly presented spacious accommodation in excess of 1200 square feet.

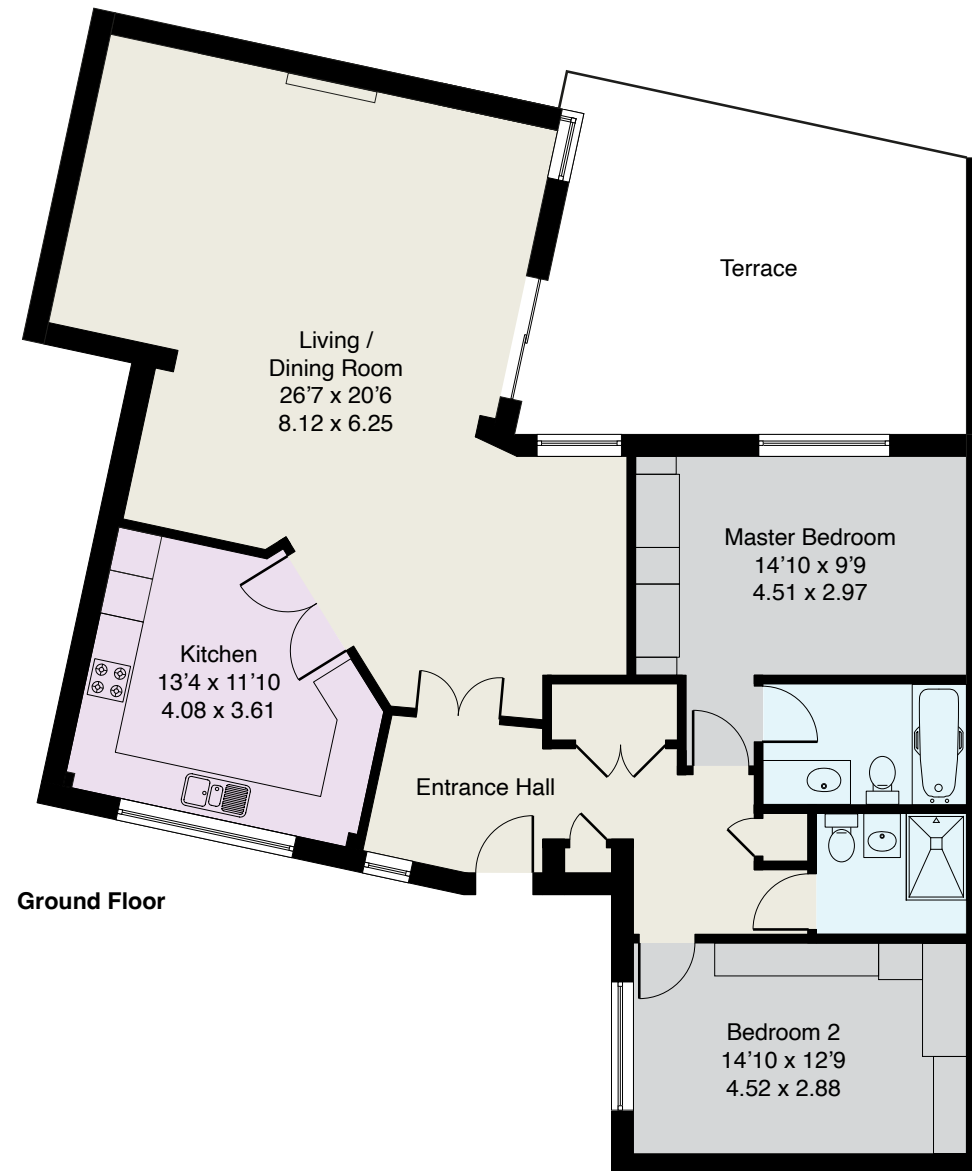
The property provides two double bedrooms, two bath/shower rooms and benefits from a highly impressive large drawing/dining room with patio doors opening onto the private southerly facing terrace overlooking mature gardens. Virginia Beeches has a communal clubhouse (available for private & community functions) as well as access to a visitors' apartment should you have additional friends/family wanting to come and stay.

## Directions

From our office on Station Approach, Virginia Water, turn left onto Christchurch Road and at the roundabout take the fourth exit right into Callow Hill.

At the top of the hill turn left into Virginia Beeches where the main driveway forks left & right. Take the left fork where there is visitor parking and No.2 will be found at the rear of the development.

Approximate Gross Internal Floor Area :  
Total 112 sq m / 1208 sq ft



EPC: E.52

Council Tax Band - F  
ALL MAIN SERVICES.

**Important Notice**

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: 2VBB011405252 HPI ©2025 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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