



Virginia Water, Surrey

£4,500 Per calendar month

BUCKINGHAMHS





**A beautifully presented four bedroom three storey semi-detached house in Virginia Water offering excellent access to Virginia Water's two shopping parades and train station. Driveway. Unfurnished. Council Tax Band E. EPC:65D.**

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.

#### Cabrera Avenue, Virginia Water, GU25

Approximate Area = 1904 sq ft / 176.8 sq m  
Limited Use Area(s) = 46 sq ft / 4.2 sq m  
Total = 1950 sq ft / 181 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Buckingham's LLP. 1296261

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