

BARTON·WYATT

TROTSWORTH COURT • VIRGINIA WATER • SURREY • GU25 4AG





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A delightful two-bedroom ground floor flat with garage in the heart of Virginia Water

- ◇ Ground floor apartment
- ◇ Two good size bedrooms
- ◇ Recently refurbished and redecorated
- ◇ Close to the shops of Virginia Water
- ◇ Good specification bathroom
- ◇ Single garage
- ◇ Incredible location in the heart of the village
- ◇ Double glazed windows
- ◇ Set back in pretty grounds
- ◇ 0.3 miles from Virginia Water station



Situation

The property is within walking distance of local shops and restaurants in the pretty village of Virginia Water with its mainline railway station with a fast service of trains to Waterloo in 42 minutes. There is an excellent Waitrose in Sunningdale and Egham and for more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand. Junction 13 of the M25 is just 3.5 miles away giving access to London, Heathrow and the motorway network

Other than the world renowned Wentworth Club, country clubs abound in the area such as Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also very well catered for by a wide choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.





Fixtures and Fittings:
Light fittings, curtain rails are included in the sale of the property.

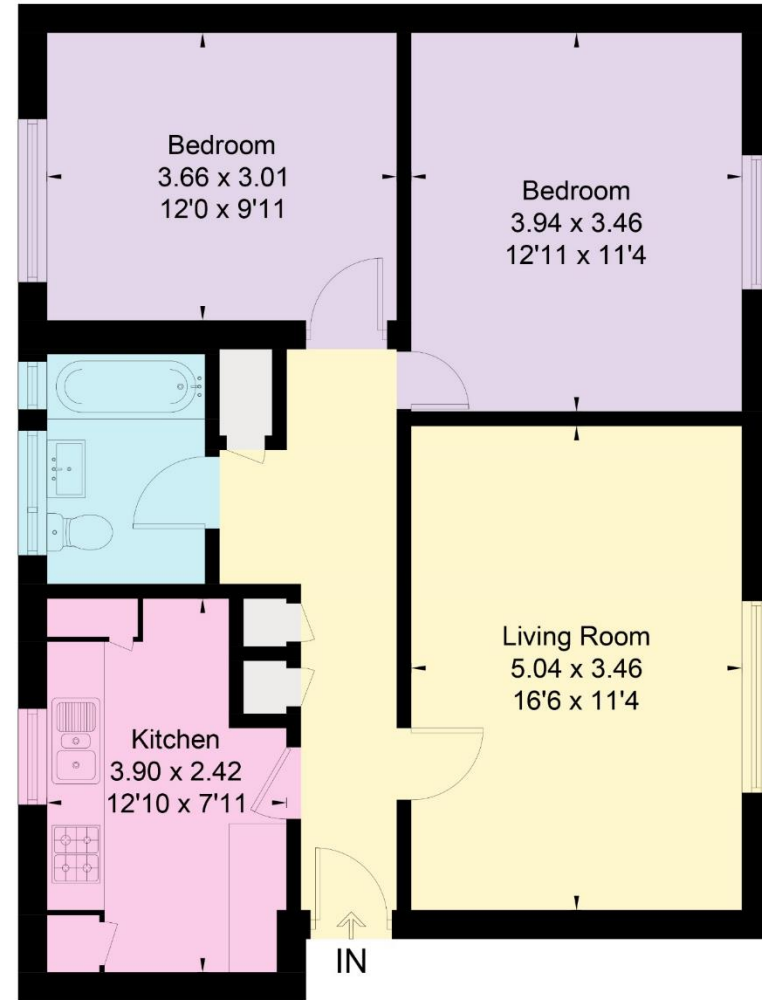
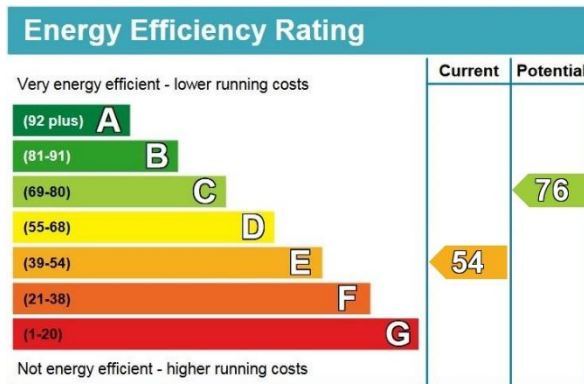
Services:
All mains' services are connected.

Local Authority:
Runnymede Borough Council – 01932 828383

Energy Rating:
D54

Tenure & Service Charge:
999 years leasehold commencement July 30th 1959
Service charge paid quarterly, approximately £375.

Council Tax Band:
Band D



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #76245



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