



22 Gillespie House,
Holloway Drive, GU25 4SU



An immaculately presented first floor apartment with a south westerly aspect situated on this highly sought after gated development within easy reach of the village center with its shops, restaurants and mainline railway station at Virginia Water

**22 Gillespie House,
Holloway Drive, Virginia Water
GU25 4SU**

- ♦ Two bedroom first floor apartment
- ♦ Reception room with Juliet Balcony
- ♦ Set within a secure gated development
- ♦ Two underground parking spaces
 - ♦ Lift and communal gardens
- ♦ Set in a prestigious development
- ♦ Communal use of indoor pool and tennis court

Situation

Virginia Park is situated in an ultra-convenient position only a short level walk from the picturesque shopping parade of Virginia Water with its excellent shops for day-to-day needs, restaurants and mainline railway station with a fast service of trains to Waterloo in 42 minutes. There is an excellent Waitrose in Sunningdale and for more extensive shopping facilities, the towns of Windsor, Staines, 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 are 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 Fields at Smiths Lawn and is adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also very well catered for by a huge choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.



Additional Information

Postcode: GU25 4SU

Tenure: Leasehold, 999 years from 1 January 1995

Council Tax Band: F

Local Authority: Runnymede Borough Council

Service Charge: Approx £10,000 per annum

Services: The property has mains gas, electricity and mains drainage.

Fixtures and Fittings: Carpets, curtains and integrated appliances included in the sale.

**Viewing: Strictly by appointment with
Barton Wyatt:**

homes@bartonwyatt.co.uk

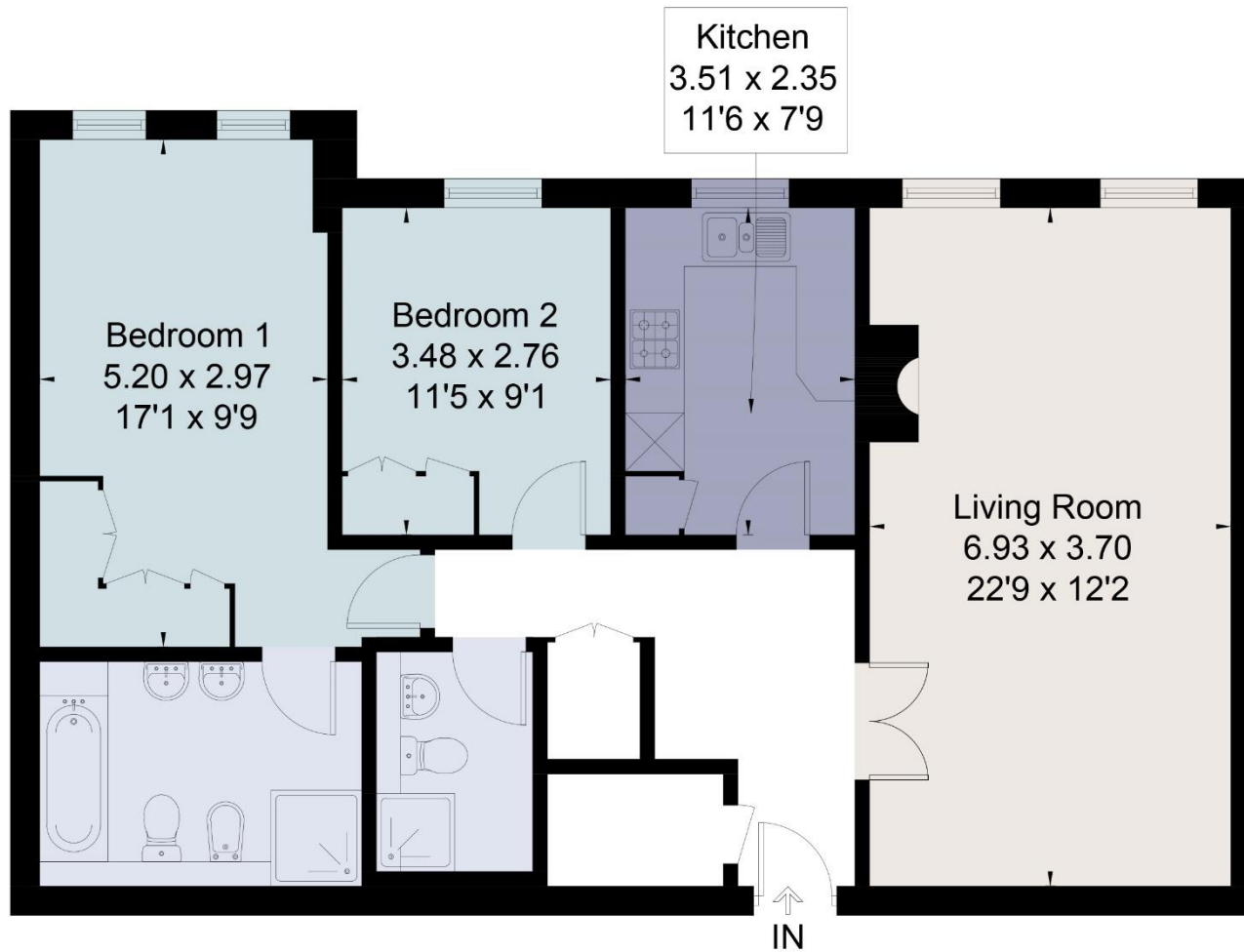
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Energy Performance:

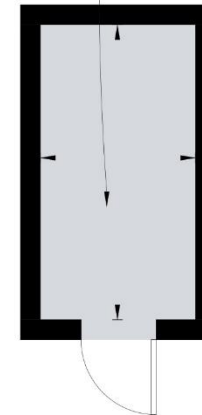
A copy of the full Energy Performance Certificate is available upon request.



Approximate Floor Area = 86.8 sq m / 934 sq ft
Store = 4.6 sq m / 49 sq ft
Total = 91.4 sq m / 983 sq ft



Store
2.95 x 1.57
9'8 x 5'2



(Not Shown In Actual
Location / Orientation)



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 #86790



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