



Trumps Green Road, Virginia Water

£265,000



The Parade, Trumps Green Road, Virginia Water

Offered for sale with no onward chain, this two bedroom apartment located in the heart of Virginia Water Parade is walking distance of the mainline train station.

FEATURES

Ideal buy to rent property
Currently let with £1,275 pcm income
Current tenant may wish to stay if possible
Convenient for shops

ACCOMMODATION

Entrance hall
Living room
Modern fitted kitchen
Two double bedrooms
Bathroom



LEASE INFORMATION

Lease remaining approx. 75 years
Additional 90 year lease extension and we have been informed costs around £15,000
Ground rent £25 pa
Service charge 2023 was £769.50
(2024 TBC)

EPC RATING

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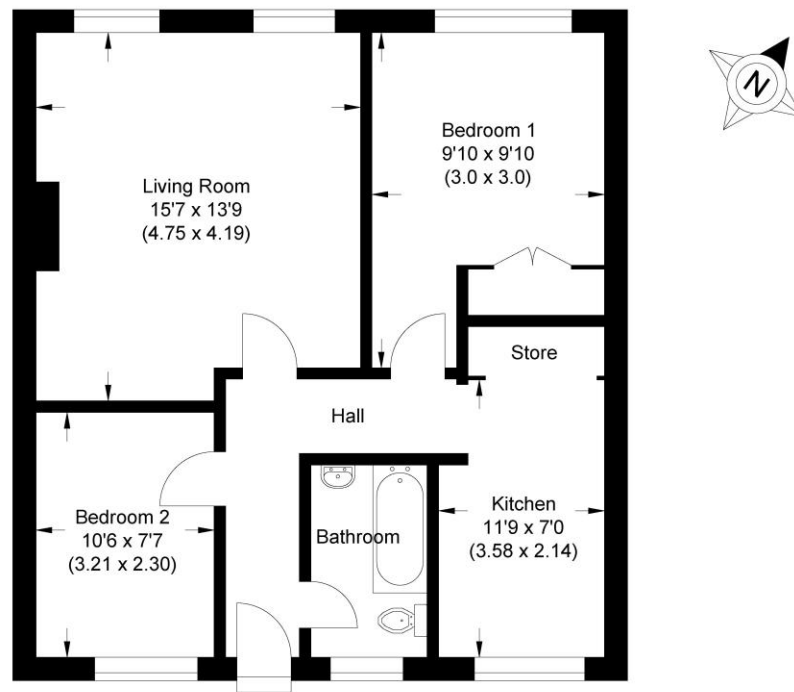
LOCAL AUTHORITY/COUNCIL TAX

Runnymede – Band C





Approximate Gross Internal Area
58.60 sq m / 630.76 sq ft

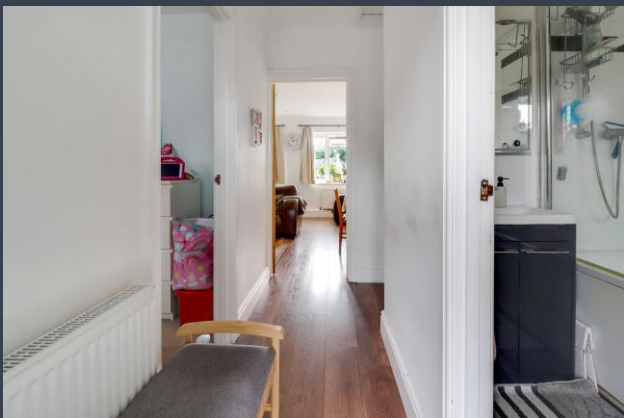


First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU25 4EH**



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