



5 Sandhills Court,  
Virginia Water, GU25 4BJ



## A spacious two bedroom apartment in the heart of Virginia Water.

**5 Sandhills Court,  
Virginia Water, GU25 4BJ**

- ◆ Two well-proportioned double bedrooms.
  - ◆ Bright and spacious sitting room.
  - ◆ Fitted kitchen
- ◆ Located in the sought-after Virginia Water area
- ◆ Large windows providing plenty of natural light.
  - ◆ Convenient ground-floor accommodation.
  - ◆ Off street parking

### Situation

Situated in an ultra-convenient position only a short distance from the picturesque shopping parades 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 approximately 42 minutes. There are excellent Waitrose supermarkets in Sunningdale and Egham, 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 4BJ

**Tenure:** Leasehold 85 years remaining

**Local Authority:**

Runnymede Borough Council – 01932 838383.

**Fixtures and Fittings:**

Light fittings and integrated appliances included in the sale

**Viewing: Strictly by appointment with**

**Barton Wyatt:**

homes@bartonwyatt.co.uk

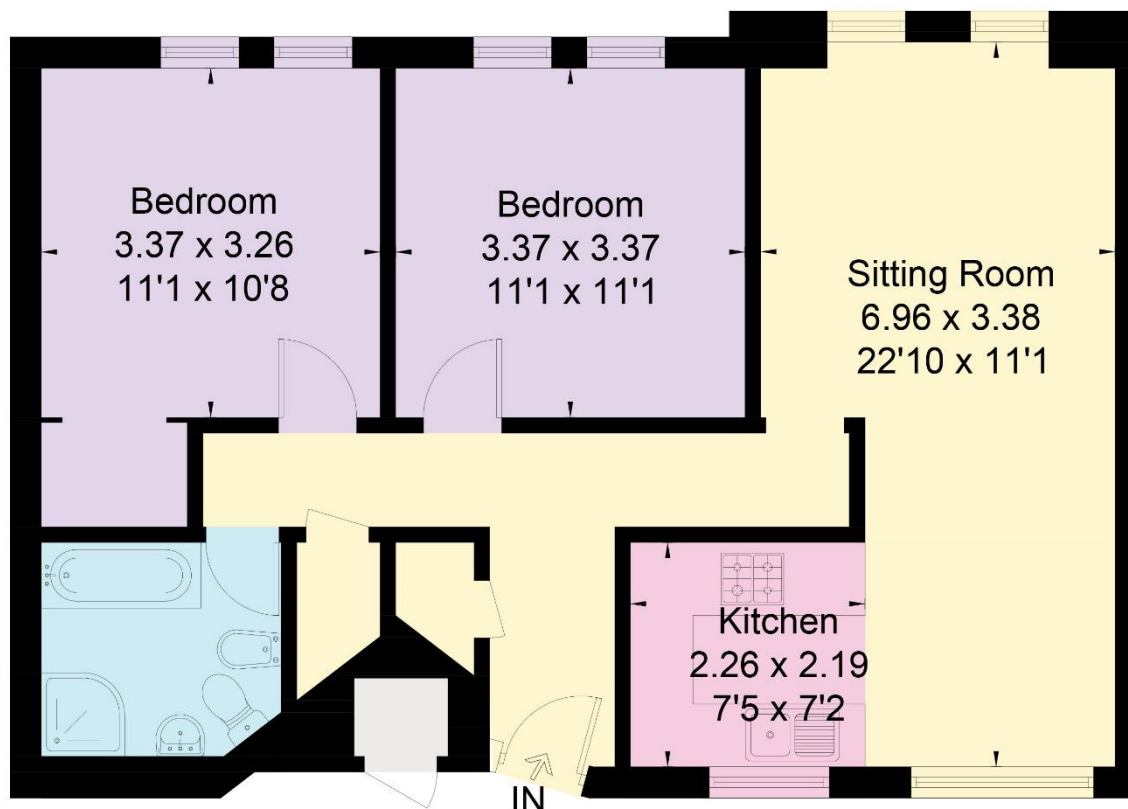
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**Energy Performance:**

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



Approximate Floor Area = 67.4 sq m / 725 sq ft  
External Store = 0.7 sq m / 7 sq ft  
Total = 68.1 sq m / 732 sq ft



## First 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 #111988



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