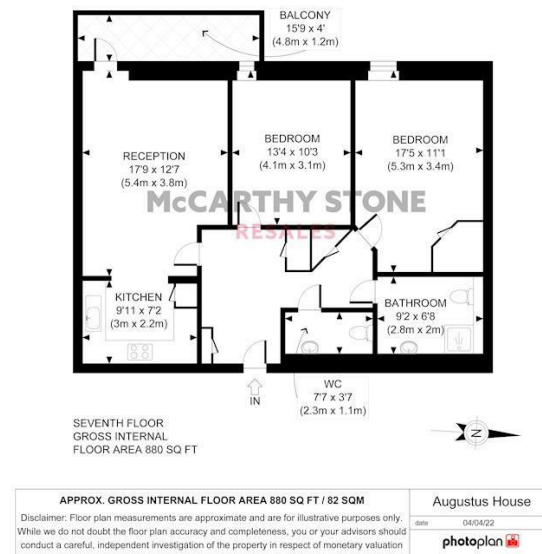


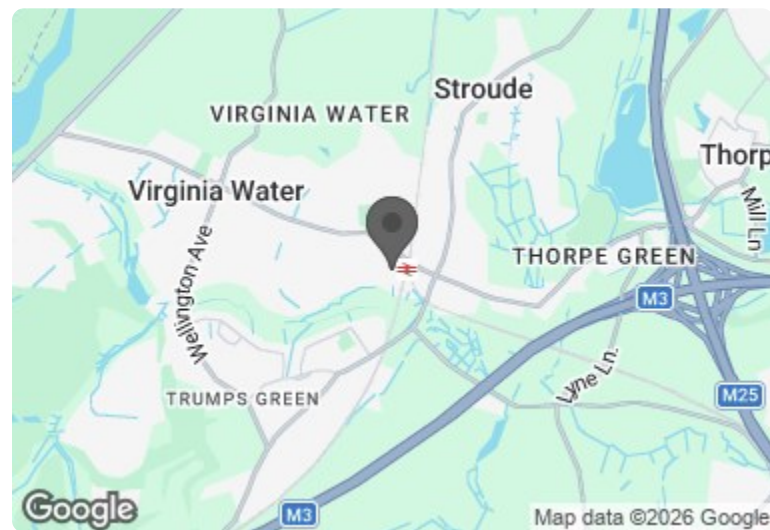
54 Augustus House

Station Parade, Virginia Water, GU25 4BB

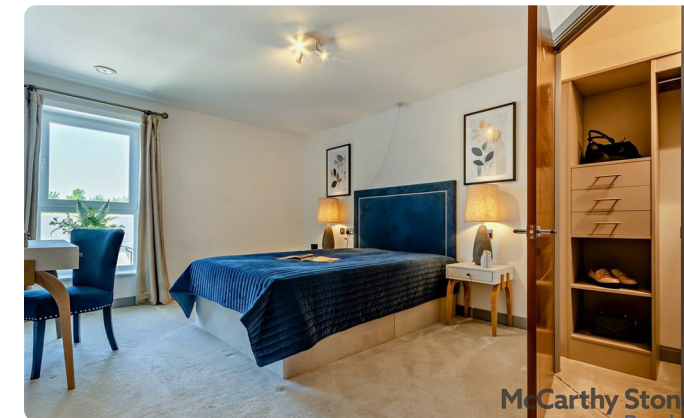
PRICE REDUCED



Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>83</b>	<b>83</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £355,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF AUGUSTUS HOUSE - BOOK NOW!

A beautiful two bedroom retirement apartment for the over 70s with the benefit of a balcony overlooking the manicured communal gardens. This apartment has its own allocated car parking space.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.  
Registered in England and Wales No. 10716544



# Augustus House, Station Parade, Virginia

2 Bed | £355,000

PRICE  
REDUCED

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Summary

This exclusive Retirement Living PLUS development comprises 59 spacious one and two bedroom apartments with stylish on-site facilities. Residents can socialise in the communal lounge and restaurant, which serves nutritional hot and cold food daily as well as drinks and snacks. There is also a bistro essentials shop to purchase everyday items such as bread and milk. The beautiful landscaped gardens to the rear of the development are secluded and overlook the woodlands, providing the perfect spot to relax and read a good book. There is also a dedicated, friendly Estates Management team on-site 24 hours a day to offer assistance and provide additional care if needed. Car parking spaces are also available, some of which are underground.

The development is ideally located, with easy access to amenities including; a convenience store, pharmacy, florist, hairdressers, wine merchant, dry cleaners and a public library. A Waitrose supermarket is also situated 2.8 miles away. Adjacent to the development is Virginia Water railway station, with regular direct services to Weybridge, London Waterloo, Reading and Clapham Junction. There is also a bus stop a few minutes away with routes through Thorpe, Egham and Staines.

## Hallway

Front door with spy hole leads to the large entrance hall. Illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour Tunistall emergency response pull cord system are located in the hall. From the hallway there are doors to the guest cloaks/WC and a walk-in storage cupboard/airing cupboard housing the Vent-Axia system. All other doors lead to the bedrooms, living room, shower room and WC.

## WC

Accessed off of the hallway. Consisting of a WC and wash hand basin.

## Living/ Dining Room with Balcony

A well-proportioned living room with glazed door providing access to the balcony which over looks the manicured communal gardens, allowing plenty of natural light. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. An opening leads onto a separate kitchen.

## Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level gloss grey units and drawers with cream stone worktops. Electrically operated UPVC double glazed window over looking the balcony. Stainless steel sink with mono lever tap and drainer. Waist level oven, microwave oven, ceramic four ring hob, splash back, cooker hood and integral fridge freezer.

## Shower Room

An immaculate modern shower room comprises; walk in level access shower with fitted glass screen and grab rails, WC, vanity unit with inset wash hand basin with mixer tap; fitted mirror with built in light; wall mounted heated towel rail, emergency pull-cord. Ceiling spot lights.

## Bedroom One

A carpeted double bedroom of good proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

## Bedroom Two

A second double bedroom which could alternatively be used as a dining room or office. Ceiling lights, TV and phone point.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service Charge: £13,445.31 per annum (for financial year ending 30/06/2026)

## Leasehold

Ground Rent: £510 per annum  
Lease Length: 999 Years from June 2018  
Ground rent review: June 2033

## Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Car Parking

This apartment has an allocated car parking space. "E".

