

BARTON · WYATT

3 THE GRANGE • HOLLOWAY DRIVE • VIRGINIA WATER • SURREY • GU25 4ST





### 3 The Grange • Holloway Park • Virginia Water • GU25 4ST

A beautifully modern two-bedroom apartment in the desirable gated development of Virginia Park.

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| <ul style="list-style-type: none"> <li>◇ Stunning lateral apartment in a magnificent, gated development</li> <li>◇ Light and airy open plan kitchen reception with dual aspect and island</li> <li>◇ Beautifully manicured communal grounds</li> <li>◇ Master suite with dressing area and ensuite bathroom</li> </ul> | <ul style="list-style-type: none"> <li>◇ Refurbished to a modern high standard throughout including chic wooden flooring</li> <li>◇ Two secure underground parking spaces &amp; storage</li> <li>◇ Inclusive leisure facilities including swimming pool, gym, tennis court and sports hall</li> <li>◇ 24-hour manned on site security</li> </ul> |
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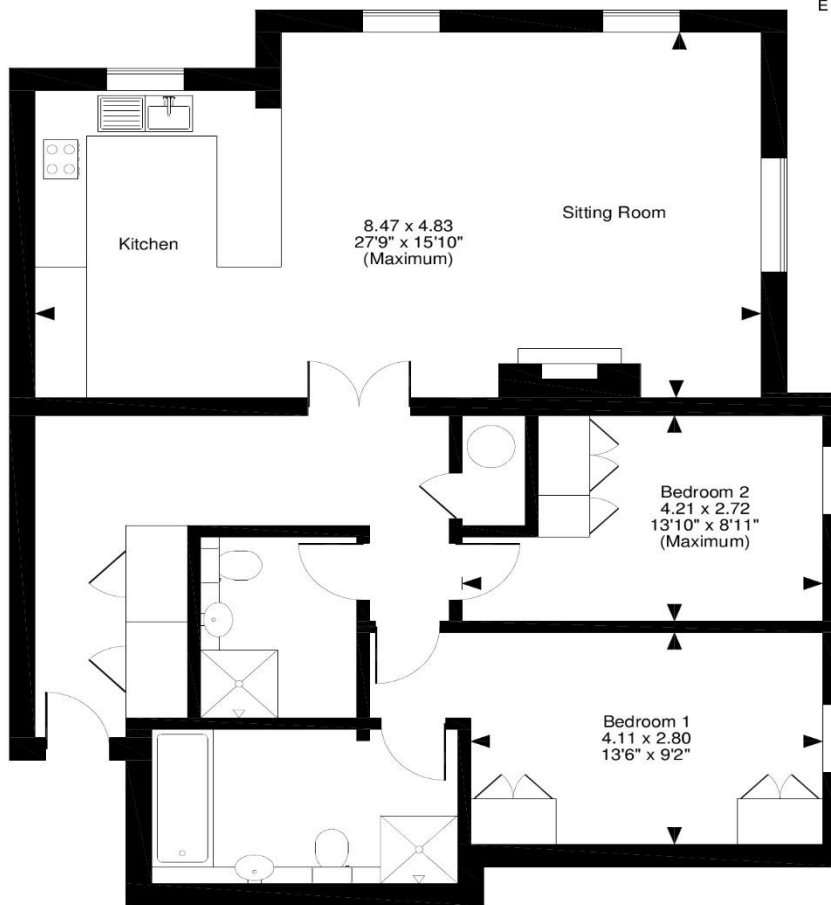
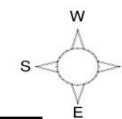


#### Situation

Virginia Park is situated in an ultra-convenient position only a short level walk 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 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.



**The Grange, Holloway Drive, Virginia Water**  
 Approximate Gross Internal Area  
 999 Sq Ft/93 Sq M



**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Fixtures and Fittings:**  
 Fixtures and fittings to be agreed by separate negotiation.

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

**Local Authority:**  
 Runnymede Borough Council –  
 01932 828383

**Tenure & Service Charge:**  
 Leasehold remaining: 971 years,  
 Service Charges: Approx £7800 per annum

**Energy Rating:**  
 C74

**Council Tax Band:**  
 G

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>		74	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



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