



24 Virginia Court,
Virginia Water, GU25 4AF



A second floor two-bedroom flat situated conveniently close to the shops and amenities of Virginia Water.

**24 Virginia Court
Virginia Water, GU25 4AF**

- ◆ Two double bedrooms
- ◆ Communal gardens
- ◆ Integrated kitchen
- ◆ Close to the Virginia Water station
- ◆ Excellent access to shops and amenities
 - ◆ Garage and off-street parking
 - ◆ Fitted storage

Situation

The property is within a short distance of local shops and restaurants in the pretty village of Virginia Water with its mainline railway station with a fast service of trains to Waterloo in 47 minutes. There is an excellent Waitrose in Sunningdale and Egham and for more extensive shopping facilities, the towns of Windsor, 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 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 at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also very well catered for by a wide choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.



Additional Information

Postcode: GU24 4AF

Tenure: 999 years leasehold commencement July 30th 1959

Local Authority:

Runnymede Borough Council – 01932 838383

Fixtures and Fittings:

Carpets, curtains and light fittings included in the sale

Viewing: Strictly by appointment with

Barton Wyatt:

homes@bartonwyatt.co.uk

01344 843000

Energy Performance:

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



Approximate Floor Area = 68.7 sq m / 739 sq ft



Second 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 #105753



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