



6 VIRGINIA BEECHES

VIRGINIA WATER

BUCKINGHAM



6 Virginia Beeches

Callow Hill • Virginia Water • Surrey • GU25 4LT

£525,000

Share of Freehold

Occupying a private position backing almost due south with a tranquil view over attractive landscaped grounds, an impressively spacious two bedroom, two bathroom ground floor apartment within a gated complex for the over 55's.

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|---|---------------------------------------|
| • 2 DOUBLE BEDROOMS | • SOUTHERLY ASPECT PATIO/TERRACE |
| • 2 BATH/SHOWER ROOMS | • 1,139 SQUARE FEET OF ACCOMMODATION |
| • SPACIOUS RECEPTION ROOM | • 999 LEASE FROM 1/10/1984 |
| • MASTER BEDROOM WITH EN-SUITE BATHROOM | • SHARE OF FREEHOLD |
| • SINGLE GARAGE IN NEARBY BLOCK | • 2026 ANNUAL SERVICE CHARGE - £1,800 |

ENTRANCE HALL • KITCHEN • DRAWING/DINING ROOM OPENING ONTO THE PRIVATE TERRACE • MASTER BEDROOM WITH EN SUITE BATHROOM • SECOND BEDROOM • FAMILY BATHROOM • GARAGE IN NEARBY BLOCK WITH ELECTRIC DOOR • WELL MAINTAINED COMMUNAL LANDSCAPED GROUNDS OF CIRCA 9.5 ACRES

Description

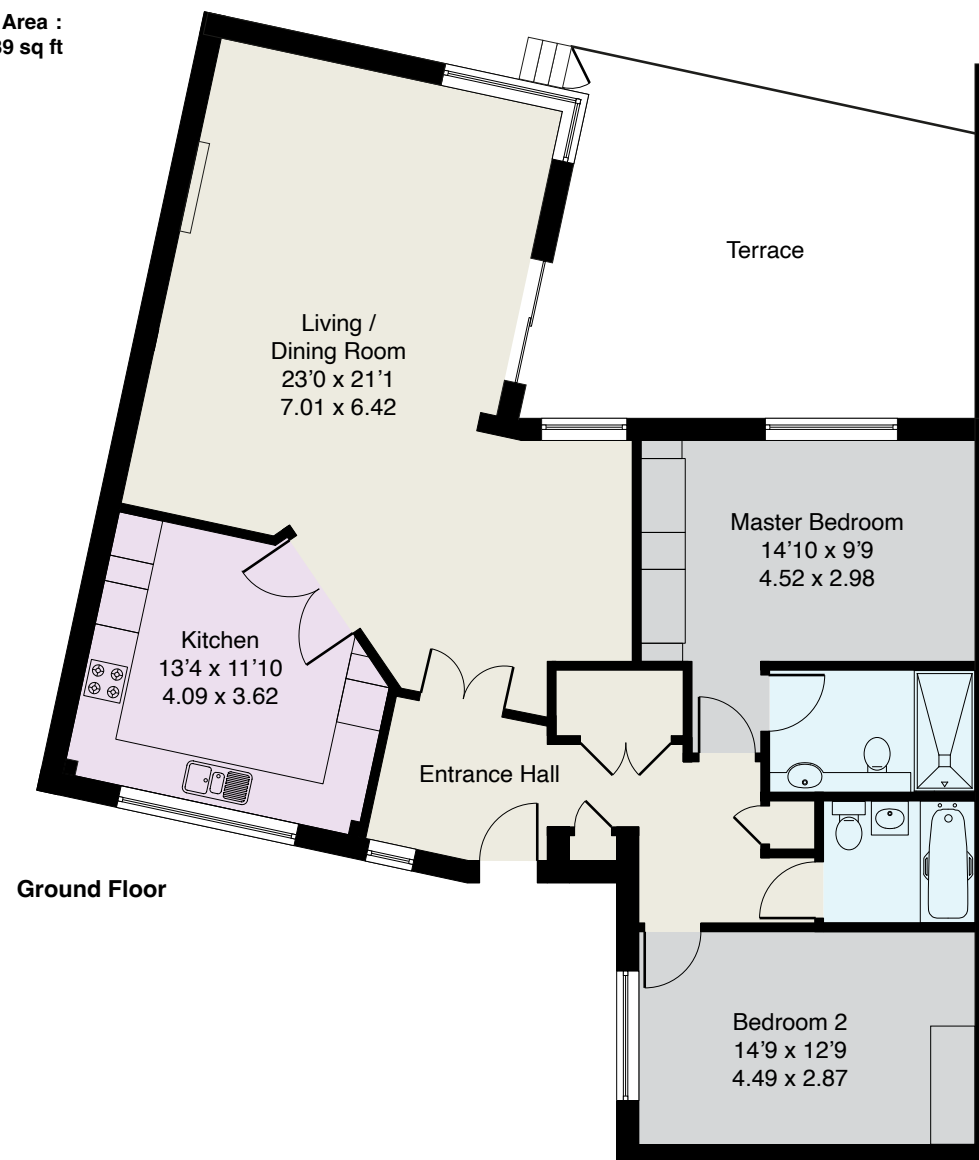
No.6 is one of the rarely available larger ground floor apartments at Virginia Beeches, providing superbly presented spacious accommodation in excess of 1100 square feet.

The property provides two double bedrooms, two bath/shower rooms and benefits from a highly impressive large drawing/dining room with patio doors opening onto the private southerly facing terrace overlooking mature gardens. Virginia Beeches has a communal clubhouse (available for private & community functions) as well as access to a visitors' apartment should you have additional friends/family wanting to come and stay.

Directions

From our office on Station Approach, Virginia Water, turn left onto Christchurch Road and at the roundabout take the fourth exit into Callow Hill. At the top of the hill Virginia Beeches will be found on the left hand side and where the entrance road forks bear left. No.6 will be found at the rear overlooking the main lawn area.

Approximate Gross Internal Floor Area :
Total 105.78 sq m / 1139 sq ft



EPC: E52.
Council Tax Band F
Mains Electricity, Water, Drainage

Important Notice
These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.
Ref: 13VBB011305262 HPI ©2026 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.



BUCKINGHAMS