



27 Irvine Place,
Virginia Water, GU25 4DQ



A conveniently located Virginia Water two bedroom flat with modern fittings and off-street parking

**27 Irvine Place
Virginia Water, GU25 4DQ**

- ◆ Two double bedrooms
- ◆ First Floor apartment
- ◆ Off street parking space
- ◆ Great proximity to the railway station at Virginia Water
- ◆ Reception with large floor to ceiling window
 - ◆ No onward chain
 - ◆ Close to shops and amenities

Situation

The property is within walking 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 42 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 4DQ

Tenure: Leasehold 99 Years from June 1987

Local Authority:

Runnymede Borough Council – 01932 838383

Fixtures and Fittings:

Light fittings, curtain rails are included in the sale of the property

Viewing: Strictly by appointment with

Barton Wyatt:

homes@bartonwyatt.co.uk

01344 843000

Energy Performance:

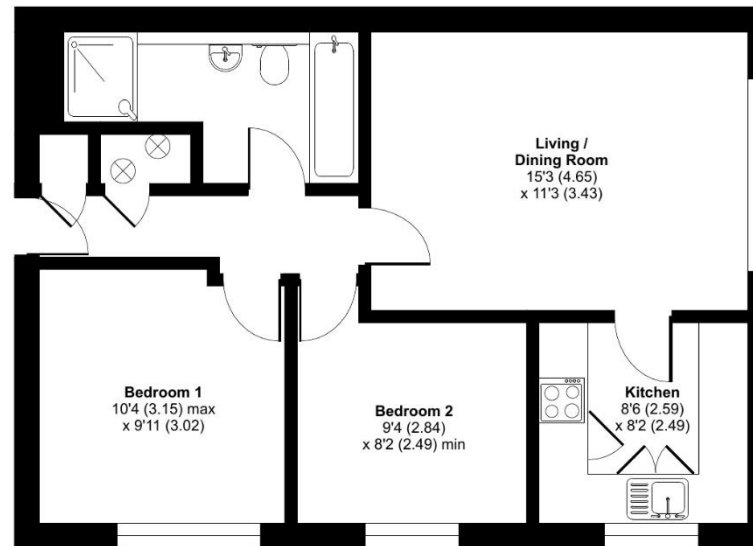
A copy of the full Energy Performance Certificate is available upon request.



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Approximate Area = 576 sq ft / 53.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2023
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