



**7 Luddington House, 290 Stroude Road,  
Virginia Water, TW20 9UZ**

**£3,250 Per calendar month**

**BUCKINGHAMS**



**A beautifully presented three bedroom townhouse situated in a gated development conveniently located between Virginia Water and Egham. Two parking spaces incorporating a charging point for an electric/hybrid vehicle. Council Tax Band G. Unfurnished. EPC:C76. Gas central heating.**

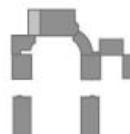
Fees for tenants: Holding fee equivalent to one weeks rent, amendments to Tenancy Agreement after the document has been signed £50, change of sharer £50, stamp duty land tax (if total rent exceeds £125,000), 3% above the base rate of Bank of England per annum (calculated daily) for late/unpaid/returned rent payments, lost/damaged/broken keys/fobs or security devices at cost, deposit of five weeks rent if annual rent is less than £50,000 or six weeks rent if annual rent is £50,000 or more, all including VAT.



#### PLOT 7

3 bedroom house

Living/Dining Room	4.48m x 4.10m	14'-9" x 13'-0"
Kitchen	2.82m x 2.50m	9'-3" x 8'-2"
Bedroom 3	4.11m x 1.88m	13'-6" x 6'-1"
Bedroom 1	4.39m x 4.01m	14'-5" x 13'-0"
Bedroom 2	4.48m x 4.28m	14'-8" x 14'-0"
Dressing rm	4.09m x 2.01m	13'-5" x 6'-7"
Total		182.99 m <sup>2</sup>



All room dimensions are subject to a +/- 50mm (2") tolerance. All floor and wall heights are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and should not form any part of any contract or legal document.



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