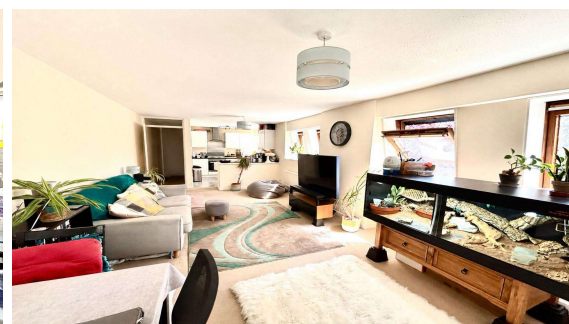




**Sandhills Lane, Virginia Water, GU25 4BJ**

**£280,000 L/H**



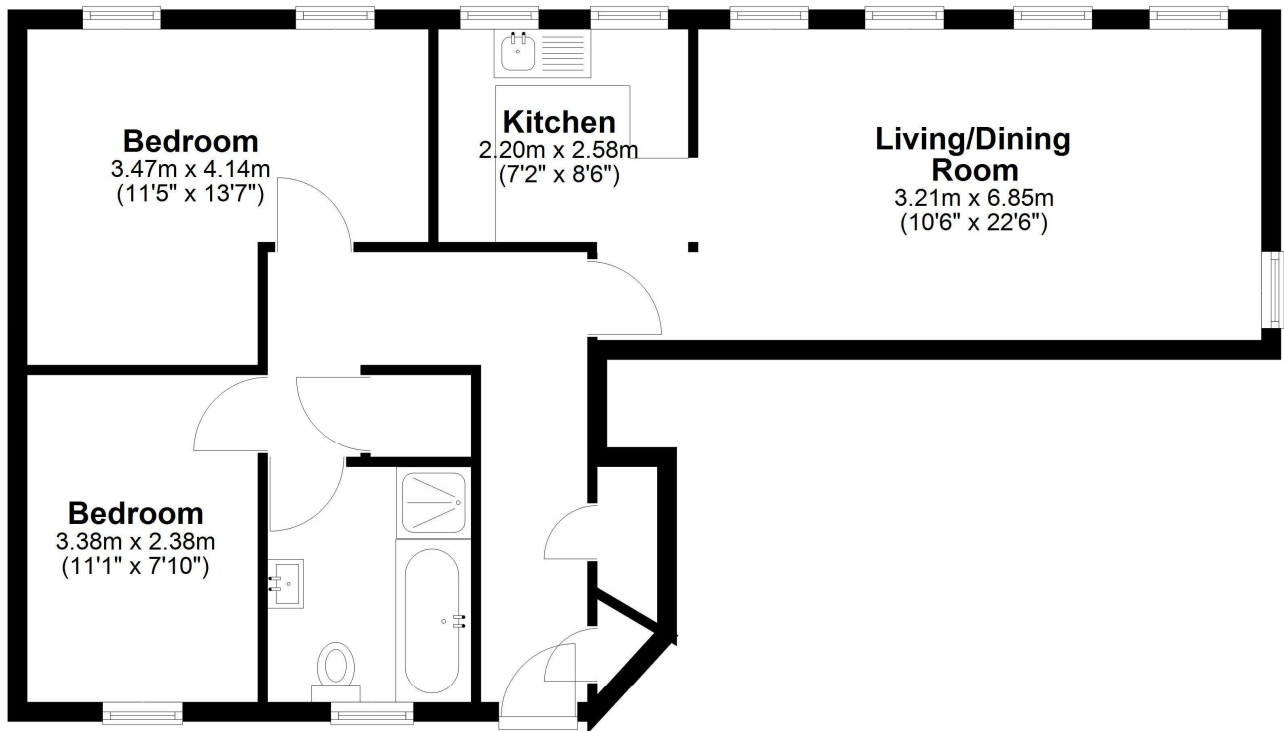
A truly stunning and larger than average two bedroom first floor apartment located within a five minute walk of Virginia Water station and shops. The current owner has recently replaced the kitchen as well as the bathroom, the lounge is almost seven meters long and could be split to make a third bedroom or separate reception/ office. In addition there are low service charges, communal parking and a 175 year lease, as well as Windsor Great Park being easily accessed.

**Sandhills Lane, Virginia Water, Surrey, GU25 4BJ**

**FLOOR PLAN**

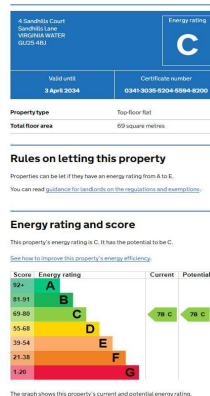
**Ground Floor**

Approx. 64.0 sq. metres (688.6 sq. feet)



Total area: approx. 64.0 sq. metres (688.6 sq. feet)

**EPC**



**LEASE:** 175 years (awaiting written confirmation)

**SERVICE CHARGE:** £837.36 per annum (awaiting written confirmation)

**GROUND RENT:** N/A

**COUNCIL TAX BAND:** C - Runnymede Borough Council

**VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.