



St Ann's Park, Virginia Water

**£435,000**



## St Ann's Park, Sandhills Lane, Virginia Water, Surrey

Well presented and spacious 2 bedroomed first floor apartment with 2 bathrooms and private balcony situated in this prestigious gated development within walking distance of the village shops and mainline station.

### FEATURES

- Over 1,000 sq ft
- Lift to first floor
- Private balcony
- Attic space
- Gated development with 24 hour security

### ACCOMMODATION

- Entrance hall
- Living room
- Kitchen/breakfast room
- 2 bedrooms
- 2 bathrooms

### OUTSIDE

- 2 allocated underground parking spaces
- Well maintained communal grounds
- Pool/gym complex
- 2 tennis courts

### EPC RATING - C

### LOCAL AUTHORITY/COUNCIL TAX

Runnymede Borough Council - Band G

### LEASEHOLD

Balance of 999 years from 1999 therefore as of 2025 there are 973 years remaining.

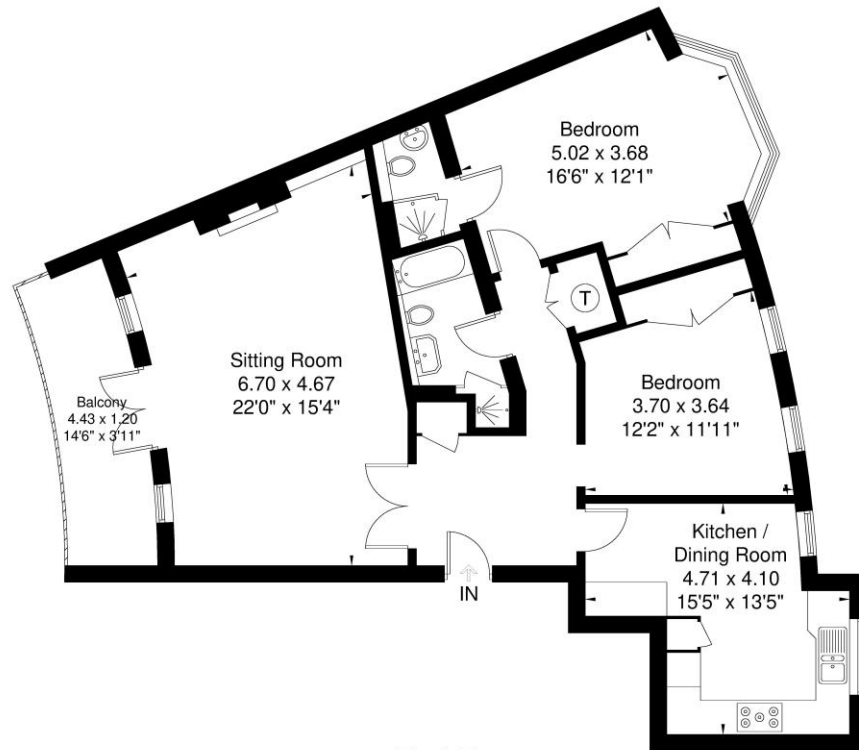
### SERVICE CHARGE

- Maintenance charge £8,531.64 pa
- Ground Rent £0





Approximate Gross Internal Area = 96.3 sq m / 1036 sq ft

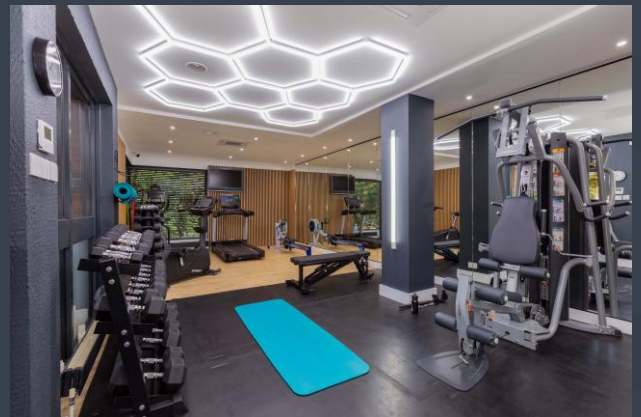


First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.

**Disclaimer:** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU25 4TF**



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