Excellent

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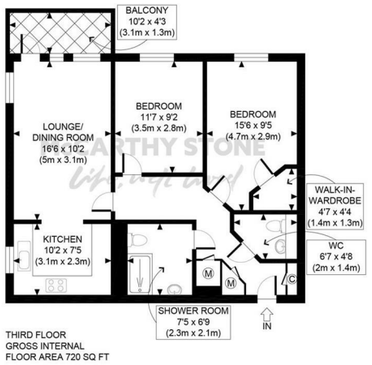
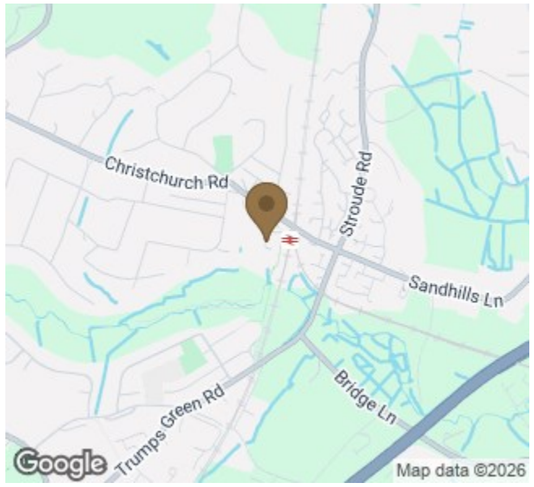
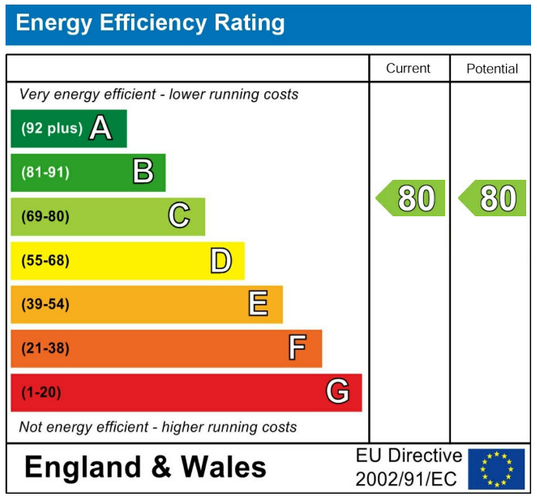


APPROX. GROSS INTERNAL FLOOR AREA 720 SQ FT / 67 SQM	Augustus House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 19/12/25 photoplan





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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

52 Augustus House

Station Parade, Virginia Water, GU25 4BB

2 | 1 | Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 52 Augustus House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £220,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Estate Manager and 24/7 staffing
- 24 hour emergency call system
- Lifts to all floors
- Communal lounge
- Landscaped gardens
- Restaurant serving freshly prepared meals daily
- Mobility scooter store with charging points. Wellness suite/Hairdressing Salon
- Guest suite for family or friends
- Close to local shops and transport links.
- One hour of Domestic help per week plus additional care packages available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

52 Augustus House, Virginia Water

2 | 1 | Asking price £220,000

Summary

This exclusive Retirement Living PLUS development comprises 59 spacious one and two bedroom apartments with stylish on-site facilities. Residents can socialize in the communal lounge and restaurant, which serves nutritional hot and cold food daily as well as drinks and snacks. There is also a bistro essentials shop to purchase everyday items such as bread and milk.

The beautiful landscaped gardens to the rear of the development are secluded and overlook the woodlands, providing the perfect spot to relax and read a good book.

The dedicated, friendly Estates Management team are on-site 24 hours a day to offer assistance and provide additional care if needed.

The development is ideally located, with easy access to amenities including; a convenience store, pharmacy, florist, hairdressers, wine merchant, dry cleaners and a public library. A Waitrose supermarket is also situated 2.8 miles away. Adjacent to the development is Virginia Water railway station, with regular direct services to Weybridge, London Waterloo, Reading and Clapham Junction. There is also a bus stop a few minutes away with routes through Thorpe, Egham and Staines.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing a washer/dryer and the Vent-Axia system. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, living room, shower room and cloakroom/WC.

Living Room and Balcony

A bright and well-proportioned dual aspect living room with glazed door and windows to side providing plenty of natural light and access onto a large covered balcony with an easterly aspect. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, full length lined curtains and raised electric power sockets.

Kitchen

Tiled flooring and fitted kitchen with an excellent range of modern base and wall units and drawers with light grey stone worktops. Stainless steel one and a half bowl sink with mono lever tap. Waist level electric oven and microwave oven above, ceramic hob with opaque glass splash back, stainless steel cooker hood and integral fridge freezer. Electronically operated window.

Bedroom One

Double bedroom of generous proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Deep windows allowing for an abundance of natural light..

Bedroom Two

A second double bedroom which could have alternative uses such as a home office, hobbies room or a separate dining room. Ceiling lights, TV and phone point. Deep window with an easterly aspect.

Shower Room

This modern shower room comprises; walk in level access shower with fitted glass screen and grab rails, close coupled WC, vanity unit with inset wash hand basin with mixer tap; fitted double width mirror with built in light, wall mounted heated towel rail, emergency pull-cord. Ceiling spot lights.

WC/Cloakroom

Part tiled, close coupled WC, hand wash basin with chrome mono lever tap and storage below, double width illuminated mirror cabinet.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service Charge: £13,858.33 per annum (for financial year ending 30/06/2027).

Leasehold

Lease: 999 Years from the 1st June 2018
Ground rent: £510.00 per annum
Ground rent review date: 1st June 2033

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage
- Guest suite available for visitors to stay at £30 for the first night then £25 per night thereafter for up to seven nights

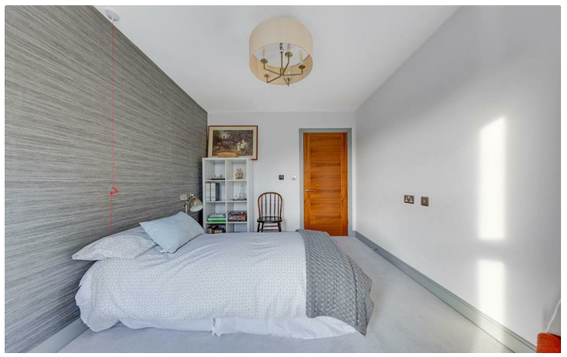
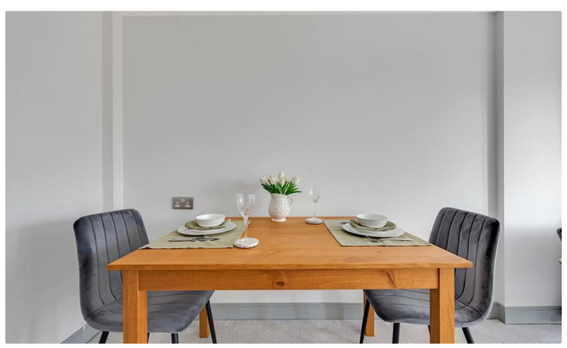
Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.