



14 Hannover House,
Virginia Water, GU25 4AA



A modern two-bedroom apartment,
built to a high specification, situated
in the heart of Virginia Water

**14 Hannover House,
Station Parade, GU25 4AA**

- ◆ Two bedroom, two bathroom
- ◆ Superb Virginia Water location
 - ◆ Modern apartment block
- ◆ Open plan modern kitchen / living room
 - ◆ Luxury bathrooms
 - ◆ Allocated secure parking
 - ◆ Over 1500 Sqft

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: GU25 4AA

Tenure: Leasehold- 125 years leasehold from 2018.

Local Authority:

Runnymede Borough Council – 01932 838383.

Fixtures and Fittings:

Carpets, curtains and light fittings available by separate negotiation

**Viewing: Strictly by appointment with
Barton Wyatt:**

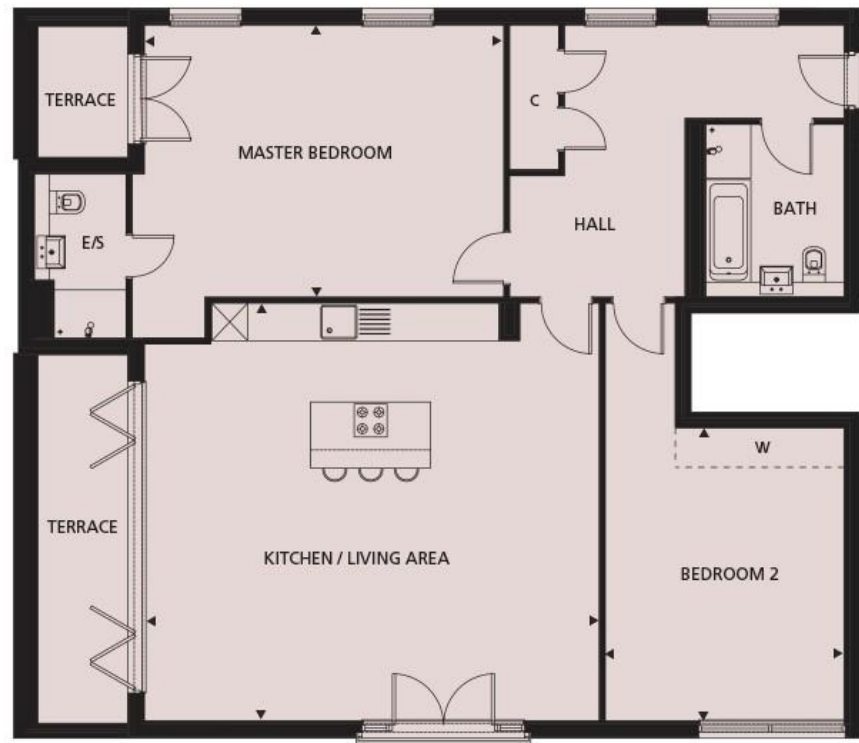
homes@bartonwyatt.co.uk

01344 843000

Energy Performance:

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





Apartment 14



BARTON · WYATT

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