



35 THE GRANGE  
VIRGINIA PARK

**BUCKINGHAMS**





# 35 The Grange

Holloway Drive • Virginia Water • Surrey • GU25 4ST

£825,000

Share of Freehold



A rarely available South & West facing second floor three bedroom apartment which has been renovated to an outstanding standard throughout, situated in the sought after Virginia Park gated development within a short walk of the village centre.

- STUNNING THREE BEDROOM APARTMENT
- IN EXCEPTIONAL ORDER THROUGHOUT
- COMMUNAL TENNIS COURT, GYM, POOL
- CLOSE TO THE HEART OF THE VILLAGE
- GATED DEVELOPMENT, 24 HOUR MANNED SECURITY
- UNDERGROUND PARKING FOR TWO CARS, STORE ROOM
- 2024 SERVICE CHARGE £9,924, COUNCIL TAX BAND G
- 999 YEAR LEASE FROM 1/1/1995, SHARE OF FREEHOLD

RECEPTION HALL • DOUBLE ASPECT LIVING ROOM • KITCHEN/BREAKFAST ROOM • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • DOUBLE BEDROOM • STUDY/THIRD BEDROOM • FAMILY BATHROOM • UNDERGROUND PARKING FOR TWO CARS • UTILITY ROOM • CLOAKROOM • STORAGE CUPBOARD



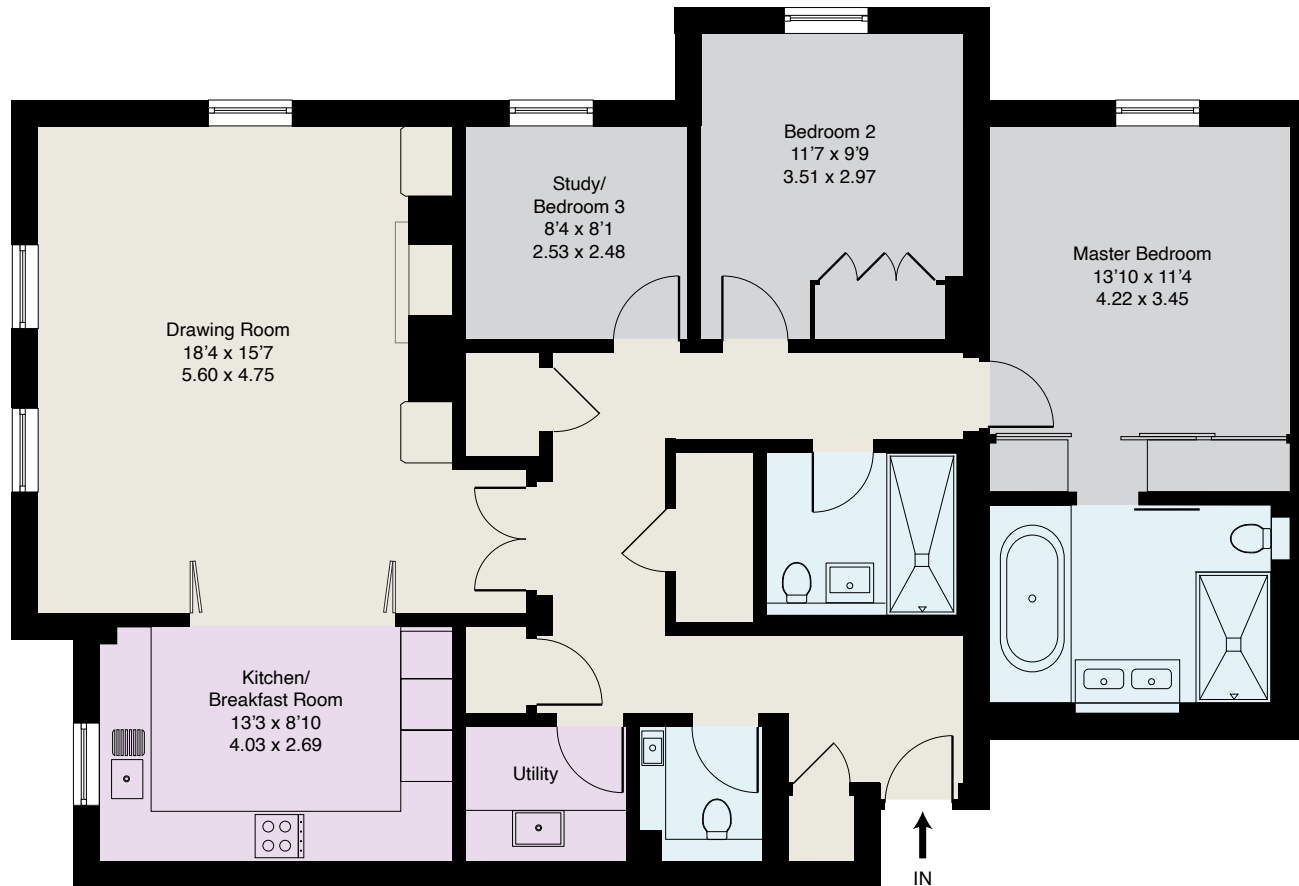
## Description

This is a truly lovely corner apartment, providing accommodation of the highest quality and situated within the highly sought after Virginia Park gated development built by renowned developers Octagon. The apartment benefits from a very bright South Westerly aspect and enjoys the outstanding communal facilities on offer including 24 hour manned security, gymnasium, tennis court and indoor swimming pool, in a wonderful environment with superbly maintained mature grounds. This really is a most impressive home.

## Directions

From our office on Station Approach, Virginia Water, turn right onto Christchurch Road and after crossing over the railway bridge turn left into the gated entrance to Virginia Park. The security guards will direct you from there.

Approximate Gross Internal Floor Area :  
Total 117 sq m / 1260 sq ft



**Second Floor**

EPC: C73.  
All Mains Services.

**Important Notice**  
These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: 35TGB012904243 HPI ©2024 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.





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