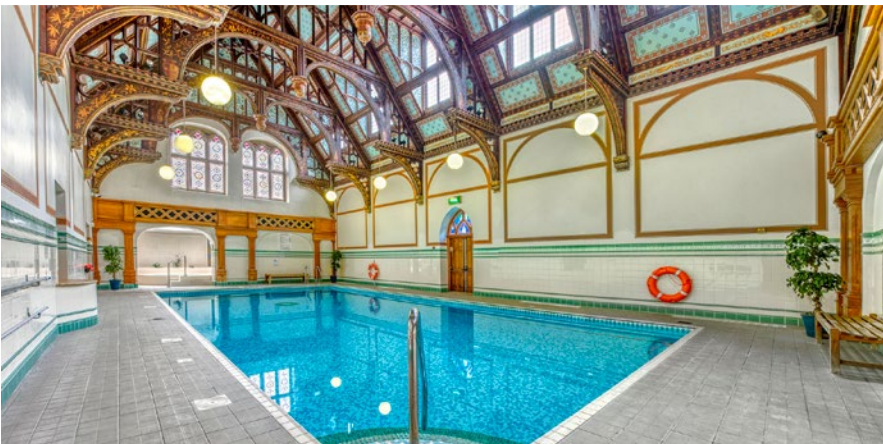




3 THE GRANGE  
VIRGINIA WATER

BUCKINGHAMS





# 3 The Grange

Holloway Drive • Virginia Water • Surrey • GU25 4ST

£555,000

Share Of Freehold

A beautifully presented two double bedroom ground floor apartment situated in the exclusive gated Virginia Park development in the heart of the village.

- |                                       |  |
|---------------------------------------|--|
| • STUNNING GROUND FLOOR APARTMENT     | • 2 DOUBLE BEDROOMS, 2 BATH/SOWER ROOMS          |
| • AVAILABLE WITH NO ONWARD CHAIN      | • COMMUNAL TENNIS COURT, GYM, INDOOR POOL        |
| • OPEN PLAN KITCHEN/LIVING SPACE      | • SHORT WALK FROM VILLAGE CENTRE & RAIL STATION  |
| • GATED DEVELOPMENT, 24 HOUR SECURITY | • 2024 SERVICE CHARGE £9,294, COUNCIL TAX BAND G |

ENTRANCE HALL • KITCHEN OPEN TO DRAWING ROOM • MASTER BEDROOM WITH EN SUITE BATH/SOWER ROOM • SECOND BEDROOM • FAMILY SHOWER ROOM • TWO ALLOCATED UNDERGROUND CAR PARKING SPACES • STORAGE CUPBOARD

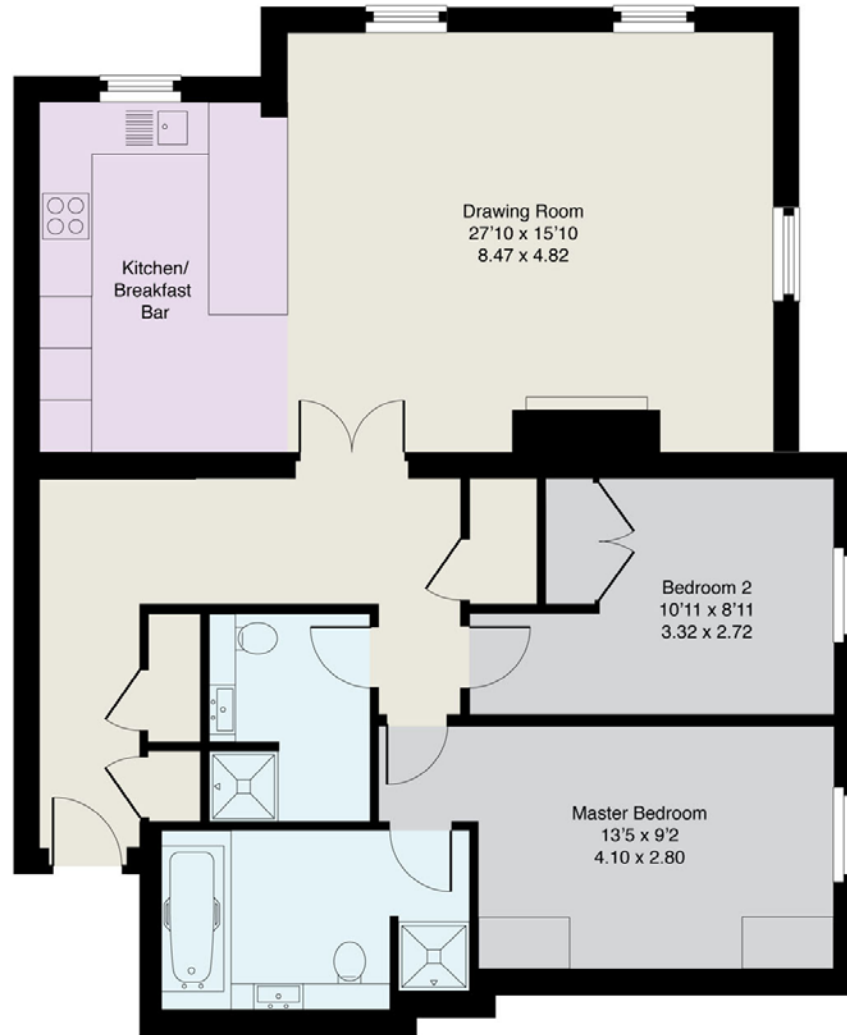
## Description

3 The Grange is a bright, spacious ground floor apartment which has been modernised to a high specification and boasts a superb newly fitted kitchen which has been opened to the living room to provide a wonderful living area; the property benefits from two allocated underground car parking spaces with lift access, 24 hour manned security & outstanding communal facilities including Gym, Sports Hall, Tennis Court & Indoor Swimming Pool.

## Directions

From our office in Station Approach, Virginia Water, turn right onto Christchurch Road; just after passing over the railway bridge with Virginia Water Station to your right, turn left into the walled & gated entrance of Virginia Park. The security guards will direct you from there.

Approximate Gross Internal Floor Area :  
Total 92 sq m / 996 sq ft



EPC- C77.  
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: 3TGB011403241 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.

01344 845050

**BUCKINGHAMS**

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