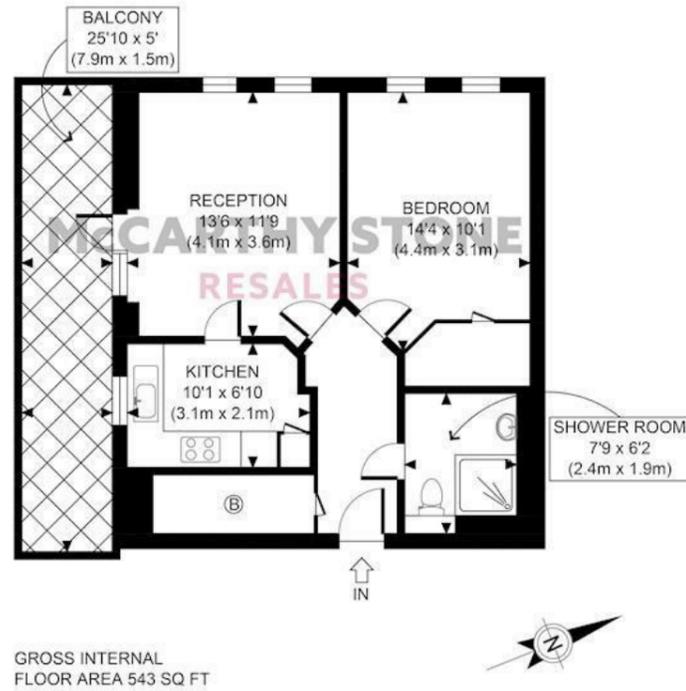


McCARTHY STONE RESALES

48 AUGUSTUS HOUSE

STATION PARADE, VIRGINIA WATER, GU25 4BB



APPROX. GROSS INTERNAL FLOOR AREA 543 SQ FT / 50 SQM	Augustus
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: 26/06/21
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	80



McCARTHY STONE RESALES

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant. The Consumer Protection from Unfair Trading Regulations 2008 (CPR's). These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



This amazing one bedroom, third floor apartment benefits from having a very large balcony with a southerly aspect accessed from a spacious double aspect living room. Set within this exclusive Retirement Living Plus development.

ASKING PRICE £397,500 LEASEHOLD

For further details, please call **0345 556 4106**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

AUGUSTUS HOUSE, STATION PARADE,

1 BED | £397,500

SUMMARY

This exclusive Retirement Living PLUS development comprises 59 spacious one and two bedroom apartments with stylish on-site facilities. Residents can socialise 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. There is also a dedicated, friendly Estates Management team on-site 24 hours a day to offer assistance and provide additional care if needed. Car parking spaces are also available, some of which are underground.

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 HALLWAY

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency

response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing the Vent-Axia system. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and shower room.

LIVING ROOM

A dual aspect well-proportioned living room with glazed door and window to side providing plenty of natural light and access onto a large balcony benefitting from a southerly aspect. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. An opening leads onto a separate kitchen.

KITCHEN

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with grey stone worktops. Electrically operated UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Waist level oven, microwave oven, ceramic hob, cooker hood and integral fridge freezer.

DOUBLE BEDROOM

Double bedroom of good proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

SHOWER ROOM

This immaculate shower room comprises; walk in level access shower with fitted glass screen

and grab rails, WC, vanity unit with inset wash hand basin with mixer tap; fitted mirror with built in light; wall mounted heated towel rail, emergency pull-cord. Ceiling spot lights and window.

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, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

LEASEHOLD

£435 pa

999 Years from August 2018

