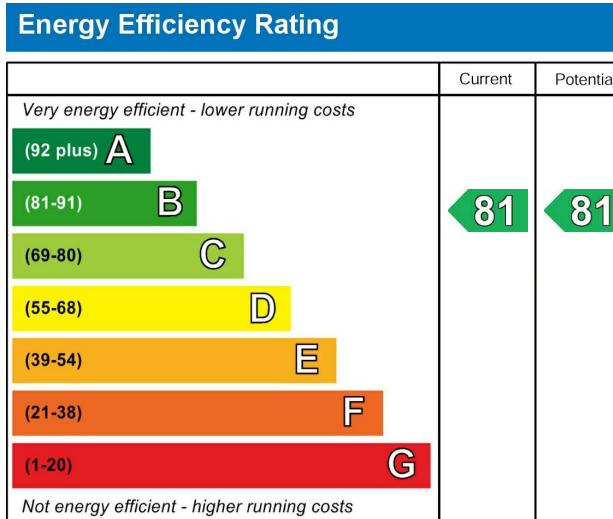
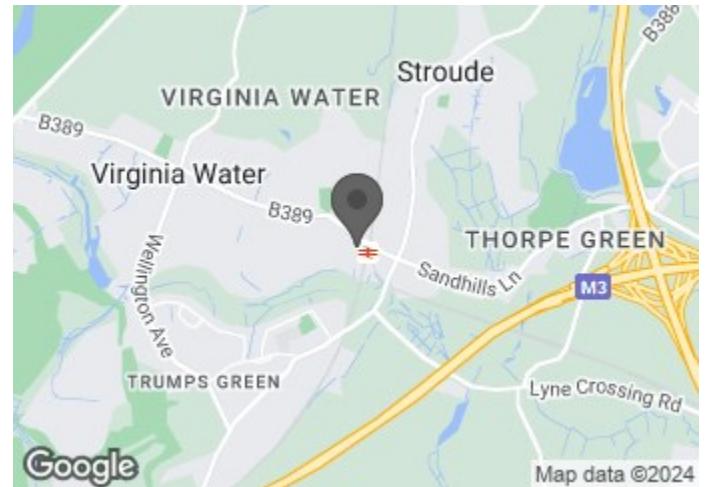


APPROX. GROSS INTERNAL FLOOR AREA 821 SQ FT / 76 SQM	Augustus House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 19/07/23
	photoplans

## COUNCIL TAX BAND: E



## McCARTHY STONE RESALES

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## 49 AUGUSTUS HOUSE

STATION PARADE, VIRGINIA WATER, GU25 4BB



A stunning and immaculately presented two-bedroom retirement apartment for the over 70s with the benefit of a very large balcony overlooking the manicured communal gardens and a southerly aspect. Set within this exclusive Retirement Living Plus development.

**PRICE REDUCTION**  
**ASKING PRICE £449,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
[resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk) | [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

# STATION PARADE, VIRGINIA WATER

## 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.

The apartment comprises; large entrance hallway with storage cupboard, spacious living room with access onto a large walk-out balcony, modern fully fitted kitchen with grey stone worktops, two double bedrooms with the master bedroom having a walk-in wardrobe, shower room, cloakroom/WC.

## ENTRANCE HALL

Walnut veneered front door with spy hole leads to the large entrance hall. Illuminated light switches, smoke detector, apartment security door entry system with



intercom and 24-hour emergency response system are located in the hall. From the hallway there is a walk-in storage/airing cupboard housing the Vent-Axia system for filtered air circulation and shelving. All other doors lead to the two bedrooms, living room, shower room and WC.

## LIVING ROOM AND LARGE BALCONY

A bright and spacious dual aspect living room with glazed patio door and windows to side providing an abundance of natural light and giving access to the very large balcony which overlooks the woods and a southerly aspect. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Entrance to a separate kitchen.

## KITCHEN

Fully fitted kitchen with a range of modern base and eye level two tone high gloss grey units and drawers with contrasting stone worktops. Electrically operated UPVC double glazed window overlooking the woods. Stainless steel twin sink unit with mono lever tap. Waist level electric oven with microwave oven above, ceramic four ring hob, opaque glass splash back, stainless steel cooker hood and integral fridge freezer. Tiled floor.

## BEDROOM ONE

A bright and airy double bedroom of excellent proportions with a walk-in wardrobe housing rails and shelving. Deep window overlooking the woods. Ceiling lights, TV and phone point. Raised power points.

## BEDROOM TWO

A second double bedroom which could provide alternative uses. Ceiling lights, TV and phone point. Window overlooking the woods.

# 2 BEDROOMS £449,000

## SHOWER ROOM

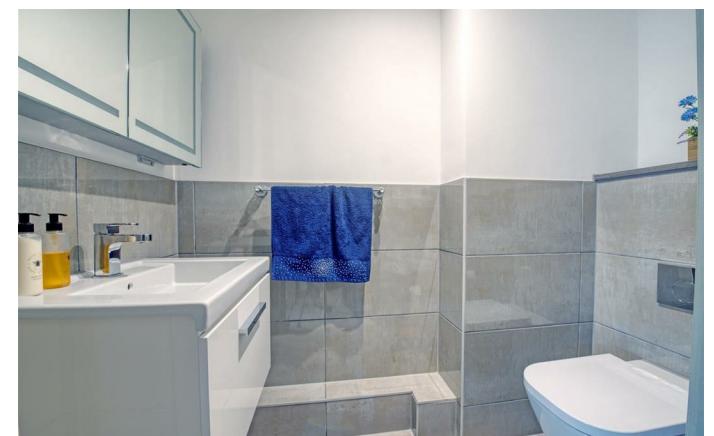
An immaculate modern shower room comprises; walk in level access shower with thermostatically controlled shower and grab rails, anti slip flooring. Close coupled WC, vanity unit with inset wash hand basin with mixer tap; fitted double width mirror with built in light; wall mounted heated towel rail, emergency pull-cord. Ceiling spot lights.

## WC

Part tiled walls, close coupled WC, wash hand basin with mixer tap, mirror.

## 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. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service Charge: £11,784.84 per annum (for financial year ending 30/06/2024)

## LEASEHOLD

Ground Rent: £510 per annum

Lease Length: 999 Years from June 2018

Ground rent review: June 2033



## CAR PARKING

This apartment owns an allocated car parking space.

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

