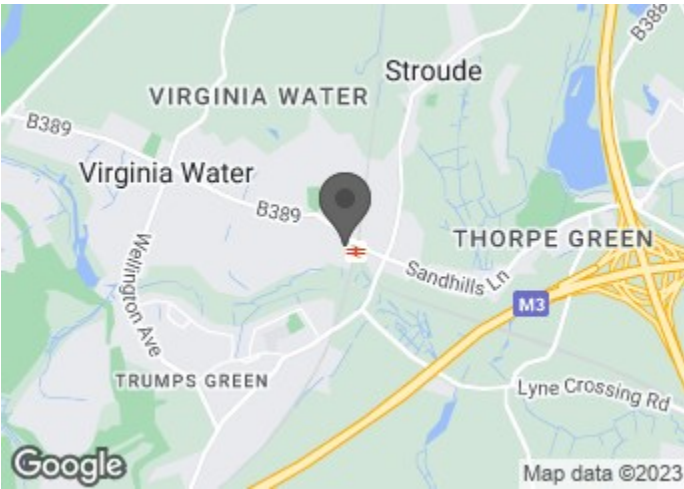


APPROX. GROSS INTERNAL FLOOR AREA 981 SQ FT / 91 SQM	Augustus House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 20/03/23
	photoplan

COUNCIL TAX BAND: E



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	86	86
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

16 AUGUSTUS HOUSE
STATION PARADE, VIRGINIA WATER, GU25 4BB



A fabulous and immaculately presented larger than average (just under 1000sq ft) two-bedroom, two shower room retirement apartment for the over 70s with the benefit of a large balcony overlooking the manicured communal grounds and a westerly aspect. Set within this exclusive Retirement Living Plus development incorporating a wonderful restaurant serving freshly prepared meals daily.

ASKING PRICE £633,000 LEASEHOLD

For further details, please call 0345 556 4104
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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.

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.

This larger than average apartment comprises; large entrance hallway with storage cupboard, a utility cupboard housing a washer/dryer, spacious living room with access onto a walk-out balcony, modern fully fitted kitchen with grey stone worktops, two double bedrooms with the master bedroom having an en-suite shower room and a walk-in wardrobe, a further separate shower room.

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 Tunstall 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. A utility cupboard housing a washer/dryer. All other doors lead to the two bedrooms, living room and shower room.

LIVING ROOM AND BALCONY

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

KITCHEN

Fully fitted kitchen with a range of modern base and eye level two tone gloss grey units and drawers with contrasting stone worktops. Electrically operated UPVC double glazed window. 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 WITH EN-SUITE SHOWER ROOM

A bright and airy double bedroom of excellent proportions with a walk-in wardrobe housing rails and shelving. Two deep windows with a westerly aspect. Ceiling lights, TV and phone point. Raised power points. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Tiled with slip resistant floor tiling, walk-in level access shower with a thermostatically controlled shower unit and grab rails. Close coupled WC, Vanity unit with wash basin and mono lever tap, heated towel rail, extractor fan and shaver socket. Emergency pull cord.



2 BED | £633,000

BEDROOM TWO

A second spacious double bedroom which could be used for alternative uses such as as a dining room or home office. Two deep windows with a westerly aspect. Ceiling lights, TV and phone point.

SHOWER ROOM

Tiled with slip resistant floor tiling, walk-in level access shower with thermostatically controlled shower unit and grab rail. Close coupled WC, wash hand basin with mono lever tap, mirror, heated towel rail, extractor fan and shaver socket. Emergency pull cord.

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 date: June 2033

CAR PARKING

There is a possibility to purchase a car parking space at a cost of £10,000 subject to availability at the time of agreeing a sale on this apartment.

