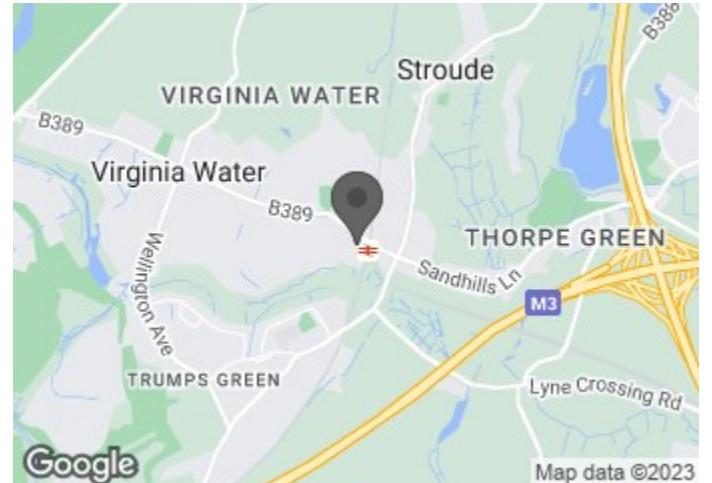


COUNCIL TAX BAND: E



McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms.

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**
resales@mccarthyandstoneresales.co.uk | mccarthyandstoneresales.co.uk

STATION PARADE, VIRGINIA WATER

2 BED | £633,000

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.



BEDROOM TWO

A second spacious double bedroom which could be used for alternative uses such 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.

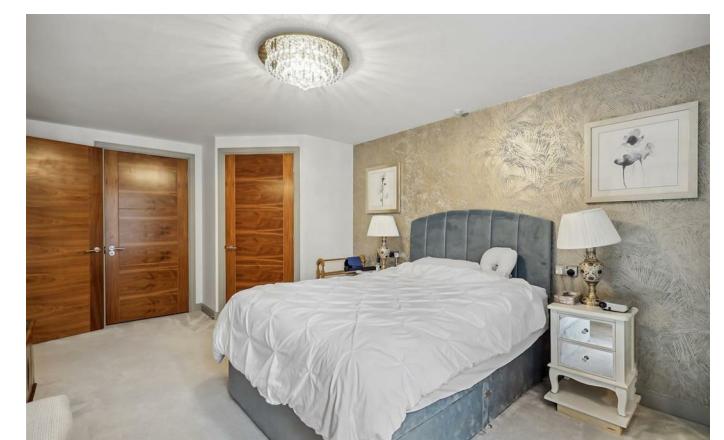
Service Charge: £11,784.84 per annum (for financial year ending 30/06/2024)

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.

