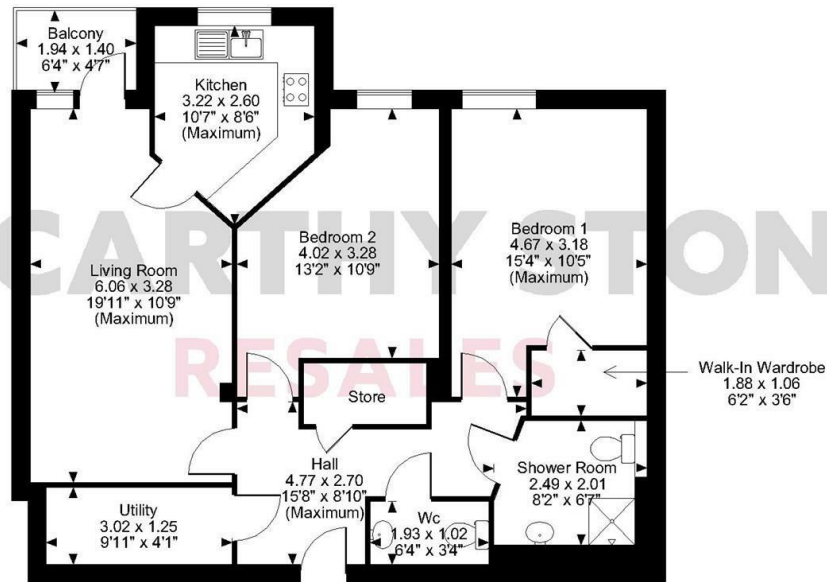


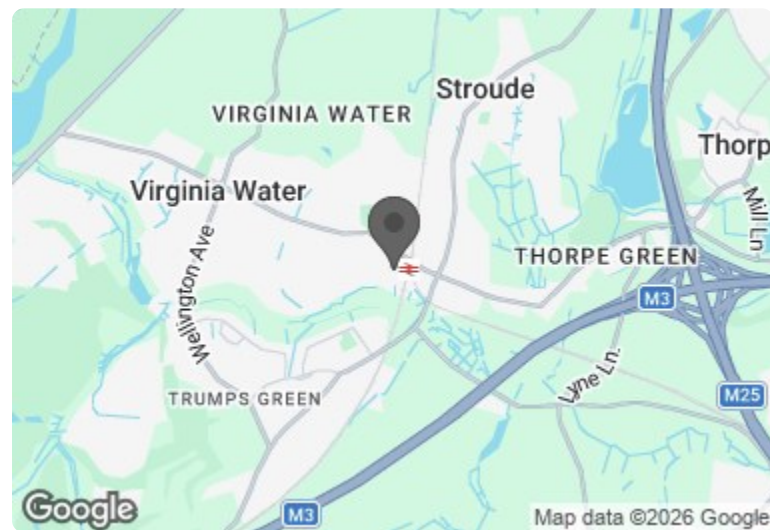
Augustus House, Station Parade, Virginia Water, Surrey  
 Approximate Gross Internal Area  
 820 Sq Ft/76 Sq M  
 Balcony external area = 28 Sq Ft/3 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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. Details regarding any common charges 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 that 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. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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17 Augustus House

Station Parade, Virginia Water, GU25 4BB



PRICE REDUCED



PRICE REDUCTION

Asking price £399,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF AUGUSTUS HOUSE - BOOK NOW!

\*\*\* This superb and immaculately presented flat is a perfect example of a retirement living apartment at its finest. \*\*\*

A stunning and spacious TWO BEDROOM - FIRST FLOOR apartment for the over 70s with the benefit of a covered balcony overlooking the communal gardens with a south westerly aspect. Set within this highly sought after exclusive "Retirement Living Plus" development.

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# Station Parade, Virginia Water

## 2 Bed | £399,000

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

### Summary

This exclusive Retirement Living PLUS development comprises 59 spacious one and two bedroom apartments with stylish on-site facilities. Residents can socialize 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 subject to availability, 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 Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing a washer/dryer and the Vent-Axia system. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, living room, shower room and cloakroom/WC.

### Living room with balcony

A bright and well-proportioned living room with glazed door and window to side providing plenty of natural light and access onto a covered balcony benefitting from views overlooking the landscaped gardens and a south westerly aspect. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, full length lined curtains and raised electric power sockets.

### Kitchen

Tiled flooring and fitted kitchen with an excellent range of modern base and wall units and drawers with light grey stone worktops. Stainless steel one and a half bowl sink with mono lever tap. Waist level electric oven and microwave oven above, ceramic hob with opaque glass splash back, stainless steel cooker hood and integral fridge freezer. Electronically operated window.

### Bedroom One

Double bedroom of generous proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Deep window overlooking gardens with full length made to measure curtains.

### Bedroom Two

A second double bedroom which could provide alternative uses. Ceiling lights, TV and phone point. Deep window overlooking the landscaped gardens.

### Shower Room

This modern shower room comprises; walk in level access shower with fitted glass screen and grab rails, 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/Cloakroom

Part tiled, close coupled WC, hand wash basin with chrome mono lever tap and storage below, double width illuminated mirror cabinet.

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

Service Charge: £13,445.31 per annum (for financial year ending 30/06/2026)

### Leasehold

Lease Length: 999 Years from the 1st June 2018

Ground Rent: £510.00 per annum

Ground rent review date: June 2033

### Car Parking

This apartment has its own allocated car parking space.

### Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage
- Guest suite available for visitors to stay at £30 for the first night then £25 per night thereafter for up to seven nights

PRICE  
REDUCED

