



St Anne's Park Virginia Water GU25

£1,675 Per Month - Available Now

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*Beyond your expectations*



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*A stunning first floor two bedroom apartment in this popular gated development, conveniently located for the shops and railway station.*

2 Bedrooms | En-suite Bathroom | Master Bathroom | Living Room | Kitchen/Dining Room | Utility room | Parking | Tennis Courts | Swimming Pool | Gym | Gym.

## Description

A stunning first floor, two bedroom apartment in this popular gated development. Conveniently located for the shops and railway station. Inclusive of leisure facilities. Flexible furnishings.

## Situation

Virginia Water offers a good variety of day to day facilities, with nearby Windsor, Ascot and Staines providing a more extensive range of shopping, recreational and business activities. The area is renowned for its reputable state, public, prep and pre-prep schools. Rail connections to London (Waterloo) are available at Egham, Staines and Virginia Water, Datchet and Windsor and access to the M25 is available via Junction 13, which in turn provides access to the M3, M4 and Heathrow Airport. Excellent sporting and leisure facilities

close by include golf courses such as Wentworth, Sunningdale and The Royal Berkshire, with polo at Smith's Lawn, racing at Ascot and Windsor, horse riding and walking in Windsor Great Park.

## Furnishing

Unfurnished



## Hamptons Sunningdale Lettings

6 Broomhall Buildings

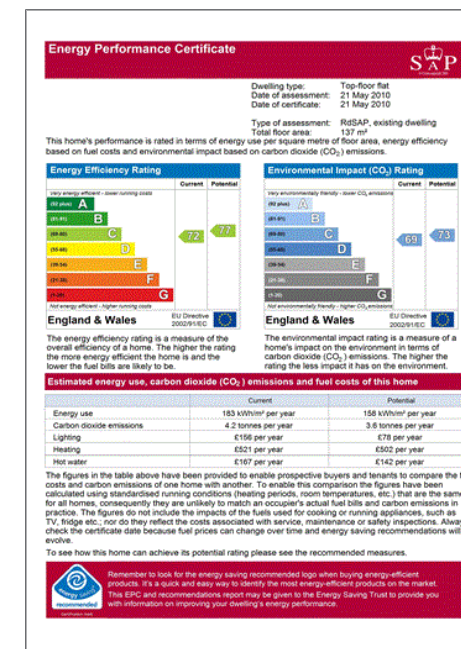
Sunningdale SL5 0DU

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

## Floorplan

## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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