



Portnall Drive Virginia Water GU25

£2,500 Per Month - Available Now

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SHORT LET A charming and very well presented ground floor apartment, located at Dormy House on the second tee of the East Course of the prestigious Wentworth Estate.

Reception/dining room | Kitchen | Study area | Master bedroom with en-suite | Second bedroom | Family bathroom | Communal garden | Private garden | Close to Wentworth Clubhouse.

Description

This charming and very well presented ground floor apartment at Dormy House is situated on the second tee of the East Course of the Wentworth Estate. The apartment offers 1,455 square feet and has two entrances, one through the main house and the other through the conservatory. Upon entry through the conservatory door, there is a large sitting/dining room with double height ceiling and a sky light allowing an abundance of light throughout the apartment. There is a separate fully fitted kitchen which has recently been modernised and includes all Miele appliances incorporating washing machine, dryer, three ovens and two dishwashers. The owner currently uses the entrance hall from the main building as a separate study room which works exceptionally

well. There is a master bedroom with en-suite bathroom, guest double bedroom and family bathroom. Along with the communal land which is located at the back and side of Dormy House there is exclusive use of the garden just outside the . There is also a separate garage for storage. The property can be let furnished, part furnished or unfurnished depending on preference.



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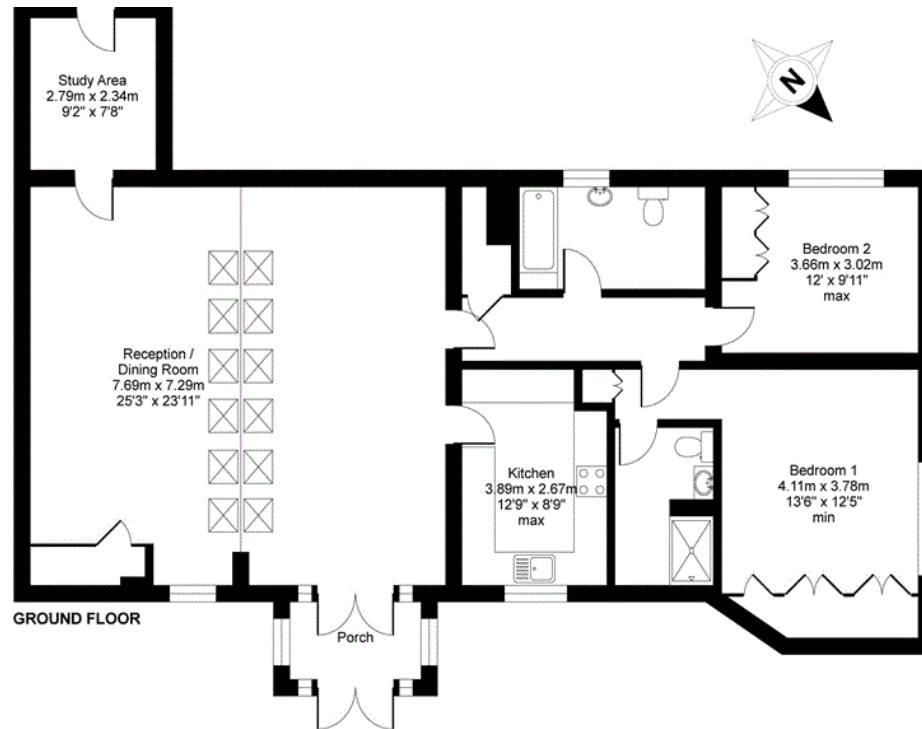
6 Broomhall Buildings

Sunningdale SL5 0DU

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Floorplan



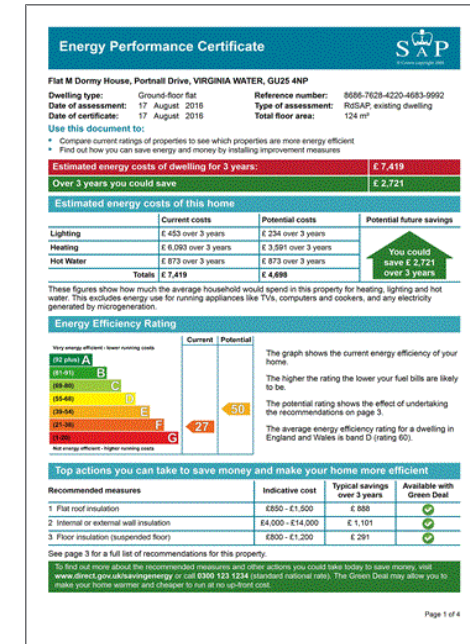
Portnall Drive, Virginia Water, GU25

APPROX. GROSS INTERNAL FLOOR AREA 1455 SQ FT 135.1 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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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