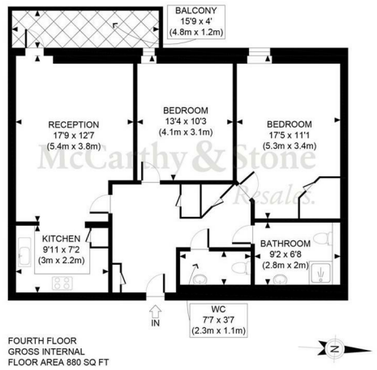
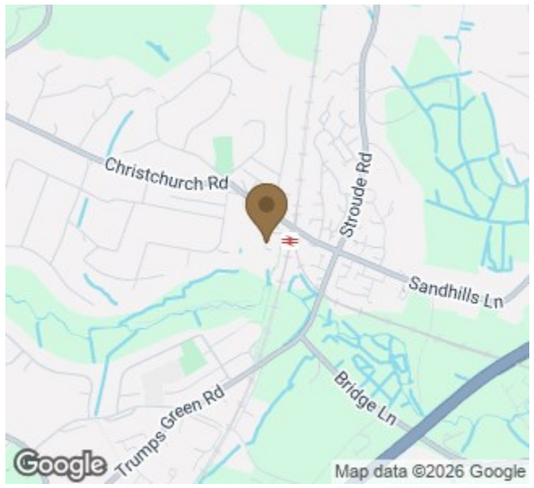
Excellent

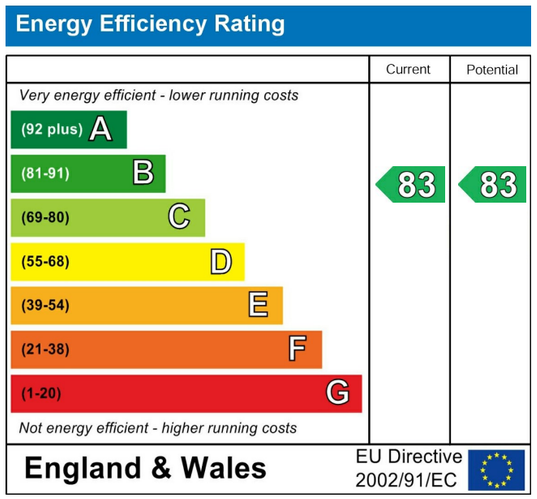
Trustpilot

McCarthy & Stone
Resales.



APPROX. GROSS INTERNAL FLOOR AREA 880 SQ FT / 82 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 04/04/22 photoplan











54 Augustus House

Station Parade, Virginia Water, GU25 4BB

2 | 1 | Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 54 Augustus House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £299,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- ALLOCATED PARKING SPACE
- TWO DOUBLE BEDROOM APARTMENT
- BALCONY OVER LOOKING THE MANICURED COMMUNAL GARDENS
- MODERN FITTED APARTMENT
- TWO WCS
- ON SITE TABLE SERVICE RESTAURANT
- ESTATE MANAGER AND ON SITE CARE STAFF
- COMMUNAL LOUNGE WITH SOCIAL EVENTS
- WELL MANICURED COMMUNAL GARDENS
- RETIREMENT DEVELOPMENT FOR THE OVER 70S

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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. 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, wasted time or travel expenses. The details contained within this brochure 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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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Registered in England and Wales No. 10716544

The Property Ombudsman

54 Augustus House, Virginia Water

2 | 1 | Asking price £299,000

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. Car parking spaces are also available, 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.

Hallway
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 pull cord system are located in the hall. From the hallway there are doors to the guest cloaks/WC and a walk-in storage cupboard/airing cupboard housing the Vent-Axia system. All other doors lead to the bedrooms, living room, shower room and WC .

WC
Accessed off of the hallway. Consisting of a WC and wash hand basin.

Living/ Dining Room with Balcony
A well-proportioned living room with glazed door providing access to the balcony which over looks the manicured communal gardens, allowing plenty of natural light. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. An opening leads onto a separate kitchen.

Kitchen
Fully tiled and fitted kitchen with a range of modern low and eye level gloss grey units and drawers with cream stone worktops. Electrically operated UPVC double glazed window over looking the balcony. Stainless steel sink with mono lever tap and drainer. Waist level oven, microwave oven, ceramic four ring hob, splash back, cooker hood and integral fridge freezer.

Shower Room
An immaculate modern shower room comprises; walk in level access shower with fitted glass screen and grab rails, WC, vanity unit with inset wash hand basin with mixer tap; fitted mirror with built in light; wall mounted heated towel rail, emergency pull-cord. Ceiling spot lights.

Bedroom One
A carpeted double bedroom of good proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

Bedroom Two
A second double bedroom which could alternatively be used as a dining room or office. Ceiling lights, TV and phone point.

Service Charge
- 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: £13,858.33 per annum (for financial year ending 30/06/2027)

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.

Leasehold
Ground Rent: £510 per annum
Lease Length: 999 Years from June 2018
Ground rent review: June 2033

Additional Information & Services
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Car Parking
This apartment has an allocated car parking space. "EE".









