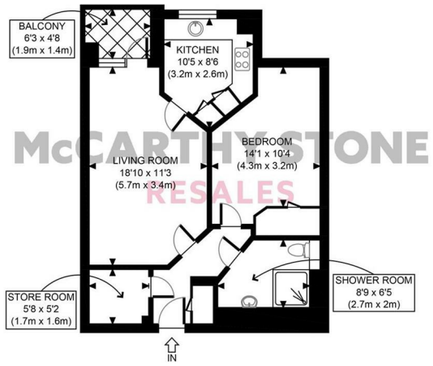
Excellent

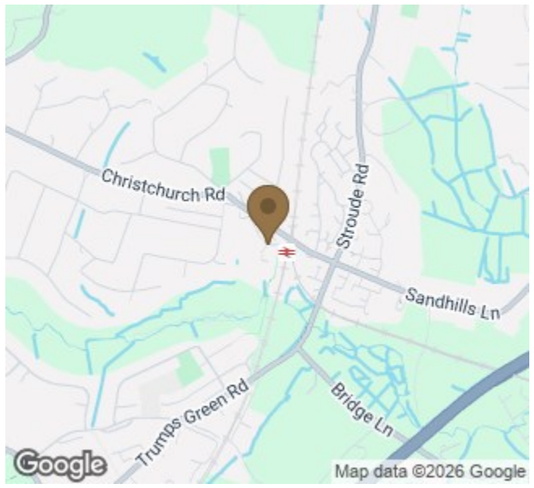
Trustpilot

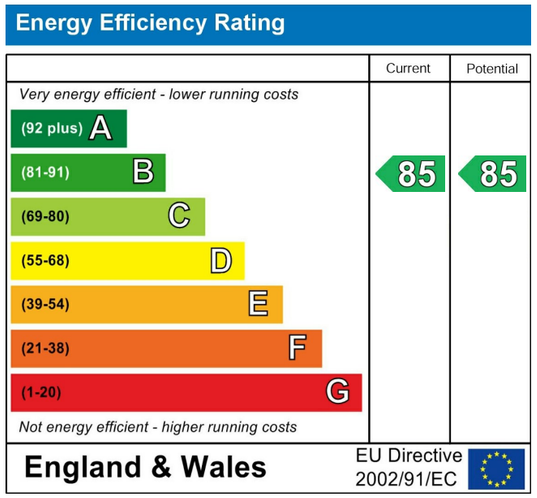
McCarthy & Stone
Resales.



GROSS INTERNAL
FLOOR AREA 576 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 576 SQ FT / 54 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 08/02/23
	photoplan





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Registered in England and Wales No. 10716544

The Property Ombudsman







33 Augustus House

Station Parade, Virginia Water, GU25 4BB

1 1 Council Tax Band: D

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 33 Augustus House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £245,000
Leasehold

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

Why you'll love living here:

- Estate Manager and 24/7 staffing
- 24 hour emergency call system
- Lifts to all floors
- Communal lounge
- Landscaped gardens
- Restaurant serving freshly prepared meals daily
- Mobility scooter store with charging points
- Wellness suite/Hairdressing Salon
- Guest suite for family or friends
- Close to local shops and transport links.

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

33 Augustus House, Virginia Water

1 | 1 | Asking price £245,000

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.

The dedicated, friendly Estates Management team is 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.

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall 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 new washer/dryer and the Vent-Axia system. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

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 balcony benefitting from views overlooking the landscaped gardens. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. A partially glazed door leads into a separate kitchen.

Kitchen
Tiled flooring and fitted kitchen with an excellent range of modern low and eye level units and drawers with light grey stone worktops. Electrically operated UPVC double glazed window. Stainless steel 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.

Bedroom
Double bedroom of generous proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Deep window overlooking 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.

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: £10,700.57 per annum (for financial year ending 30/06/2027)

Leasehold
Lease Length: 999 Years from the 1st June 2018
Ground Rent: £435 per annum
Ground rent review date: June 2033

Additional Information & Services
• Ultrafast Full Fibre Broadband available

• Mains water and electricity

• Electric room heating

• Mains drainage

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.

• 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT













