



14 GILLESPIE HOUSE

VIRGINIA WATER

BUCKINGHAMS



# 14 Gillespie House

Holloway Drive • Virginia Water • Surrey • GU25 4SU

£1,250,000

Share of Freehold

A truly impressive three double bedroom penthouse apartment providing highly spacious accommodation and enjoying a private balcony with views towards London, on the exclusive Virginia Park gated development.



- |                                   |  |
|-----------------------------------|--|
| • STUNNING PENTHOUSE APARTMENT    | • THREE BEDROOMS, THREE BATH/SOWER ROOMS           |
| • TWO IMPRESSIVE RECEPTION ROOMS  | • 2024 SERVICE CHARGE £14,492, COUNCIL TAX BAND H  |
| • BALCONY ENJOYING DISTANT VIEWS  | • 24 HOUR SECURITY, TENNIS COURT, GYM, INDOOR POOL |
| • SPACIOUS KITCHEN/BREAKFAST ROOM | • 999 YEAR LEASE FROM 1/1/1995, SHARE OF FREEHOLD  |

RECEPTION HALL • DRAWING ROOM WITH BALCONY • DINING ROOM • KITCHEN/BREAKFAST ROOM  
• UTILITY ROOM • MASTER & GUEST BEDROOM SUITES THIRD DOUBLE BEDROOM • SHOWER ROOM  
• TWO UNDERGROUND PARKING SPACES • STORAGE ROOM • COMMUNAL GROUNDS & FACILITIES

## Description

This is an excellently designed & highly spacious penthouse apartment, providing well planned living accommodation and enjoying superb distant views; the Virginia Park gated estate is a wonderful, peaceful environment with outstanding facilities including 24 hour manned security, sports hall, tennis court, gym, indoor swimming pool & manicured communal grounds and the location is perfect, being a short walk from Virginia Water village centre shops, restaurants and rail station (London Waterloo from 43 mins).

In our opinion this property presents an opportunity not to be missed.

## Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road and upon passing the rail station on the right, turn left into the walled & gated entrance into Virginia Park; the guards will direct you from there.





**Approximate Gross Internal Floor Area**

Main House	203.60 sq m / 2191 ft <sup>2</sup>
Loft	22.45 sq m / 242 ft <sup>2</sup>
<b>Total</b>	<b>226.05 sq m / 2433 ft<sup>2</sup></b>

EPC: C72.  
All Mains Services.

**Important Notice**  
These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: 20SLB012503243 HPI ©2024 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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