



**Sandhills Lane
Virginia Water
Surrey
GU25**

Offers in Excess of £360,000

bettermove

Sandhills Lane

Virginia Water

Bettermove are proud to present this 2 bedroom flat in Virginia Water, available with no forward chain.

This is currently a tenanted property, and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and gas central heating throughout, with an allocated car park available.

The council tax band is D.

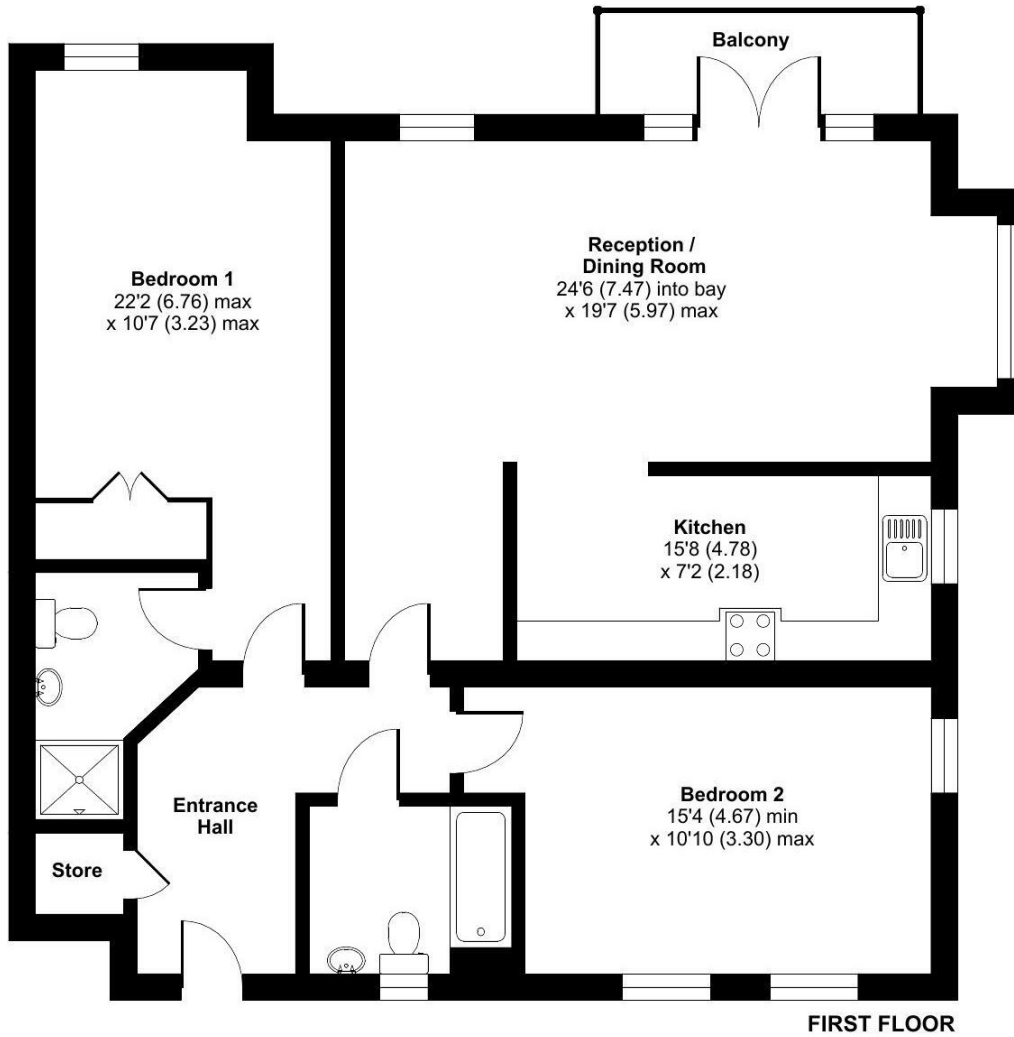
This is a leasehold property with 106 years remaining on the lease; the ground rent is £350.00 per annum, and the service charge is £2,180.00 per annum.

The interior of this beautifully presented, first floor property comprises a spacious living/dining room, fitted kitchen, two double bedrooms, with the master bedroom benefitting from a private en-suite, alongside a family bathroom. The property further benefits from a private balcony, accessible via the living room, perfect for enjoying the summer months.

Located the sought after village of Virginia Water, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Virginia Water train station, a variety of local bus routes, and quick access to the M3, and M25.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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