



## FLAT 37, THE GRANGE HOLLOWAY DRIVE

**£2,250 Per**

Nestled in the highly regarded area of Virginia Water, this charming house on Holloway Drive offers a delightful blend of comfort and convenience. Built in 1900, this property has been thoughtfully designed to provide a modern living experience while retaining its character. Spanning an impressive 1,010 square feet, the home features two well-proportioned bedrooms and two bathrooms, making it ideal for small families or professionals seeking a peaceful retreat.

The second-floor apartment boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The kitchen is well-equipped, perfect for those who enjoy cooking and entertaining. Residents will appreciate the added benefits of two allocated parking spaces, along with ample visitors' parking available day and night.

Set within a beautiful gated community, this property offers access to a range of communal amenities, including a gym and tennis court, ensuring an active lifestyle is easily attainable. The surrounding area is rich with local shops, restaurants, and a train station, providing excellent transport links and a vibrant community feel.

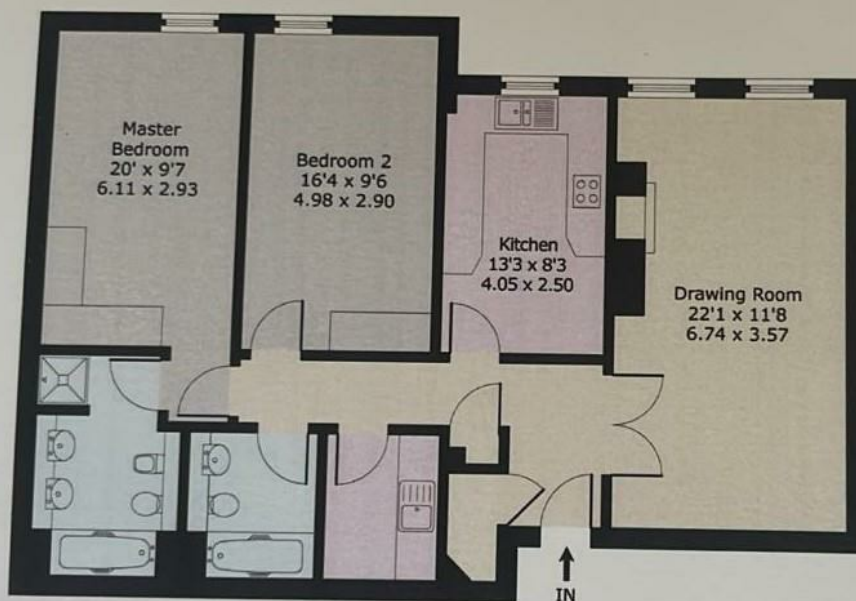




# 37 The Grange, Virginia Park, Virginia Water

Approximate Gross Internal Floor Area :

Total 94 sq m / 1013 sq ft



Ref: 37TGB012011152 Buckingham

HPI ©2015 Tel: 07814 00 77 21 matt@hollandphotoimaging.com

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.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**H Prestige Estates Ascot**

23 Brockenhurst Road

Ascot

Berkshire

SL5 9DJ

01344 283300

info@hprestige.co.uk

www.hprestige.co.uk

**HP**

**H PRESTIGE ESTATES**