



St Ann's Park, Virginia Water, Surrey

£6,250 Per calendar month

BUCKINGHAMS

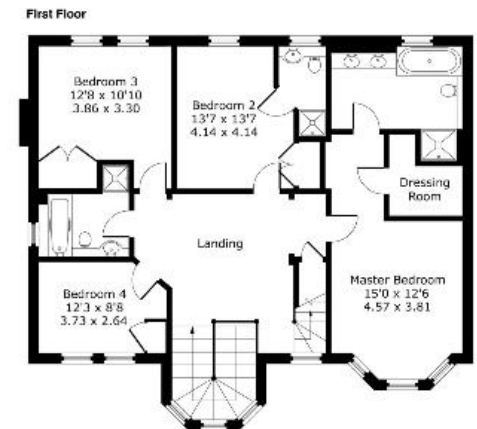
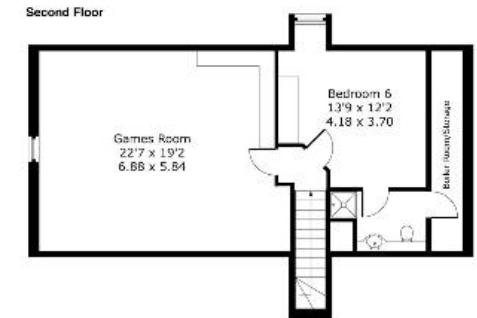
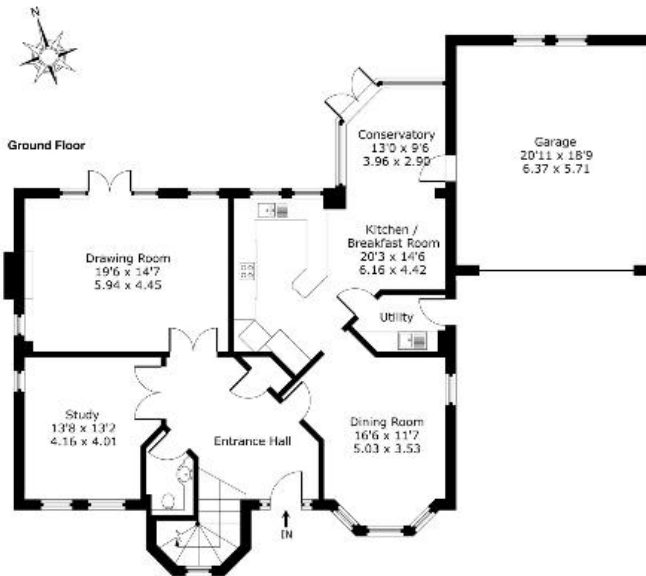


A well presented detached executive home on a gated development with use of communal leisure facilities including swimming pool and tennis courts. Excellent access to Virginia Water train station and main shopping parade. Garden and double garage. Unfurnished. Council Tax Band H. EPC:D63.

Fees for tenants: Holding fee equivalent to one weeks rent, amendments to Tenancy Agreement after the document has been signed £50, change of sharer £50, stamp duty land tax (if total rent exceeds £125,000), 3% above the base rate of Bank of England per annum (calculated daily) for late/unpaid/returned rent payments, lost/damaged/broken keys/fobs or security devices at cost, deposit of five weeks rent if annual rent is less than £50,000 or six weeks rent if annual rent is £50,000 or more, all including VAT.

Approximate Gross Internal Floor Area :

Ground Floor	161 sq m / 1727 sq ft
First Floor	117 sq m / 1254 sq ft
Second Floor	74 sq m / 800 sq ft
Total	352 sq m / 3781 sq ft



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