



**St Anns Park, Virginia Water**

**£4,000 Per calendar month**

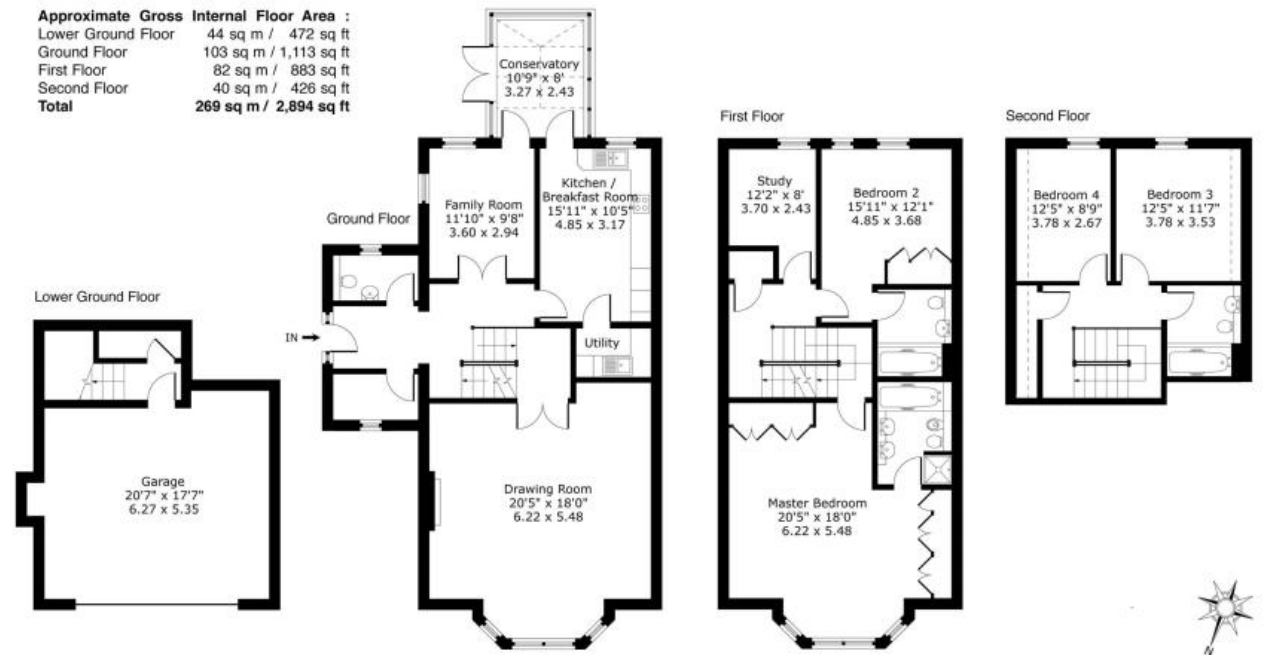
**BUCKINGHAMS**



**A well presented end of terrace townhouse in an attractive crescent located in the popular St Ann's Park development. With full use of communal leisure facilities including swimming pool, gym and tennis courts. Garden and double garage. Unfurnished. Council Tax Band H. EPC:D60.**

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 :**  
 Lower Ground Floor 44 sq m / 472 sq ft  
 Ground Floor 103 sq m / 1,113 sq ft  
 First Floor 82 sq m / 883 sq ft  
 Second Floor 40 sq m / 426 sq ft  
**Total 269 sq m / 2,894 sq ft**



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