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Station Parade  
Virginia Water,

Johnson & Jones

# 20 Virginia Court Station Parade Virginia Water, GU25 4AF

**Guide Price £300,000**

Located right in the prestigious heart of Virginia Water, Johnson & Jones are delighted to present this sophisticated ground-floor residence on Station Parade, which offers an exquisite balance of mid-century character and contemporary elegance.

Spanning a generous 664 square feet, the apartment is defined by its fluid layout and an abundance of natural light, with the expansive lounge and dining area serving as a serene vantage point over beautifully manicured communal gardens. Both double bedrooms are designed as private retreats, featuring bespoke fitted cabinetry that provides seamless storage without compromising the room's clean, airy aesthetic.

The property is as practical as it is charming, boasting the rare advantage of a share of freehold and the security of a dedicated entry phone system. For those with a commute or a penchant for travel, the location is truly unrivalled; Virginia Water Station is merely a short stroll away, whisking you to London Waterloo in just 42 minutes, while the effortless proximity to the M25 and Heathrow ensures the wider world is within easy reach.

Complete with a private garage, an additional parking space, and the benefit of being offered chain-free, this apartment represents a premier opportunity to embrace a refined lifestyle amidst the vibrant shops and picturesque scenery of one of Surrey's most sought-after villages.

Tenure: Share of Freehold

Ground Rent: £0.00 Per Annum

Service Charge: £1,500.00 Per Annum

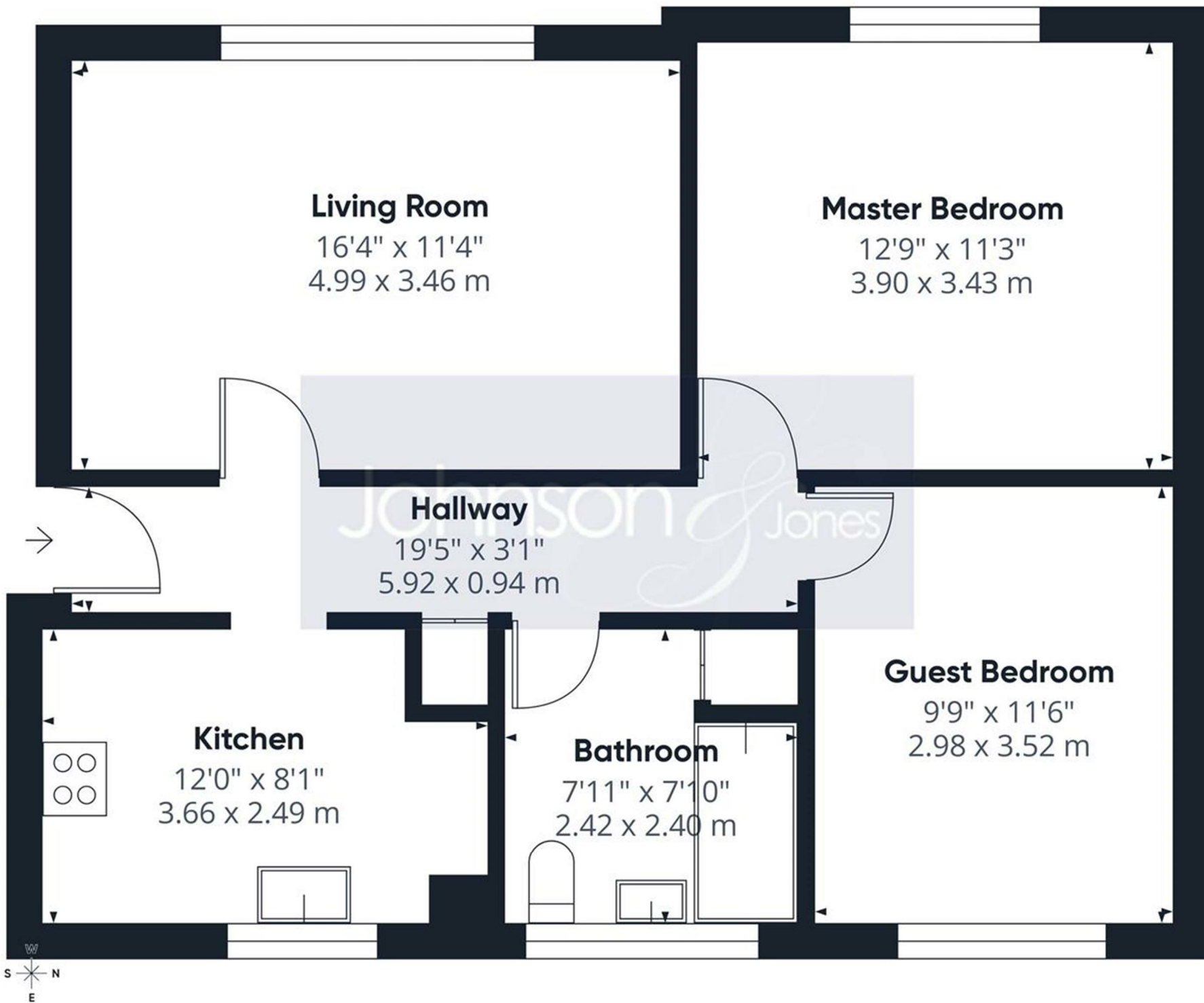
Council Tax: Band D

**NO ONWARD CHAIN**



Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.





Approximate total area<sup>(1)</sup>  
664 ft<sup>2</sup>  
61.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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