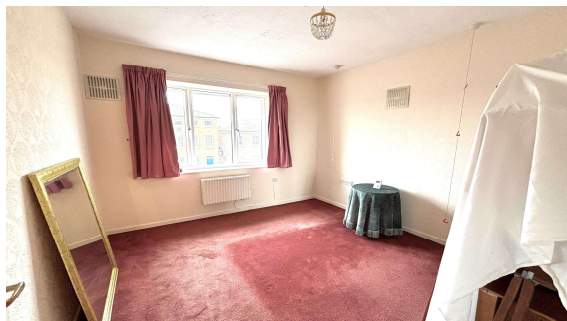
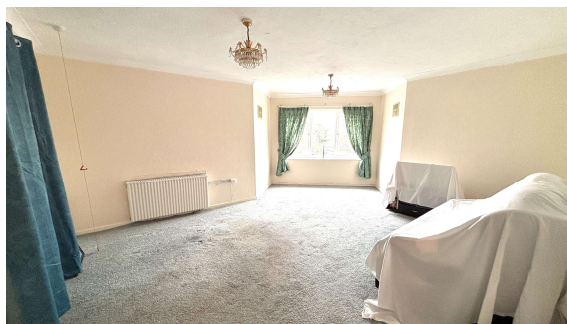


**Orchid Court, Egham, Surrey, TW20 9HA**

**£125,000 L/H**



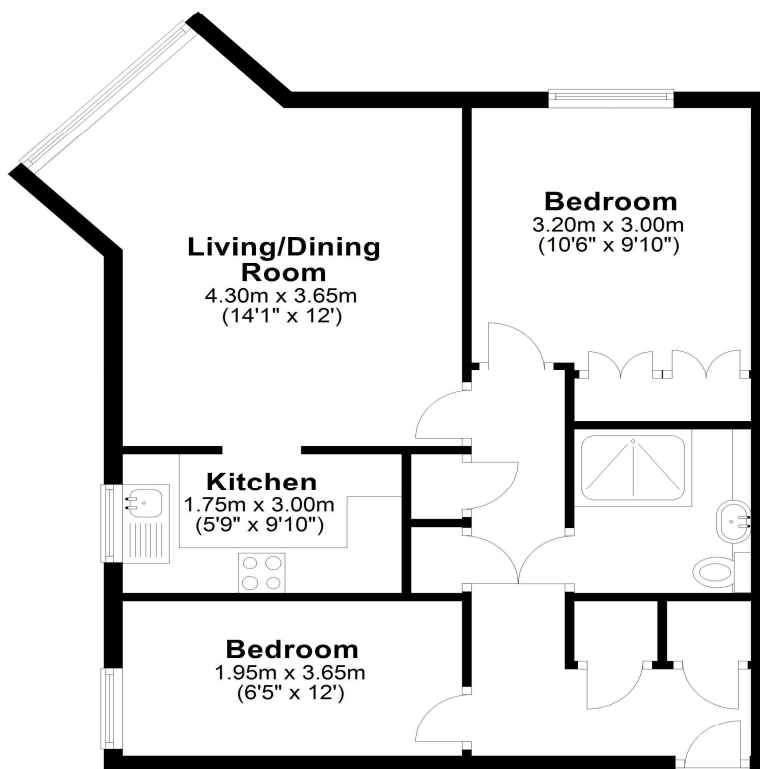
Situated on the top floor with lift service and communal lounge, is this larger style two bedroom retirement flat for over 55's. Being sold with no onward chain, modern kitchen and bathroom, as well as lovely communal gardens. Walking distance to High Street amenities and mainline station.

## Orchid Court, Albany Place, Egham, Surrey, TW20 9HA

### FLOOR PLAN

#### **Second Floor**

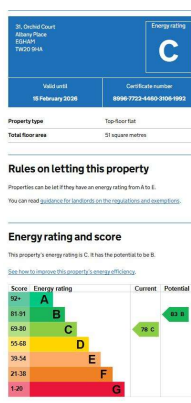
Approx. 56.7 sq. metres (610.6 sq. feet)



Total area: approx. 56.7 sq. metres (610.6 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

### EPC



#### COUNCIL TAX BAND:

C - Runnymede Borough Council

#### LEASE:

999 years from 2015 (awaiting written confirmation)

#### SERVICE CHARGE:

£3,500 per annum. (awaiting written confirmation)

#### VIEWINGS:

By appointment with the clients selling agents,  
Nevin & Wells Residential on 01784 437 437 or  
visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

