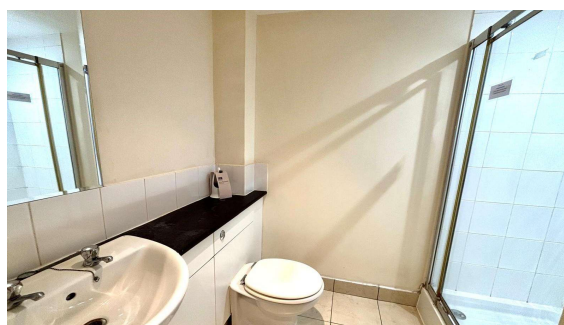
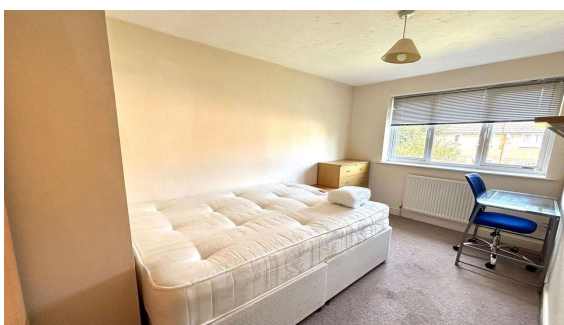
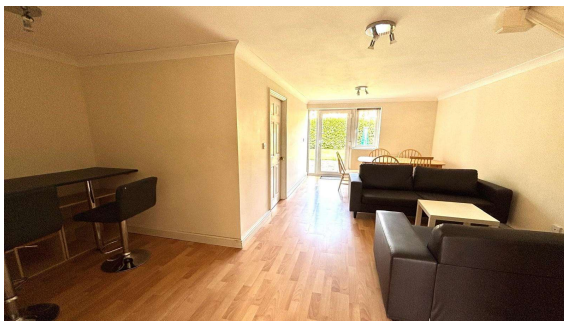




Nightingale Shott, Egham, Surrey, TW20 8SX

£475,000 F/H



INVESTMENT BUYERS ONLY!

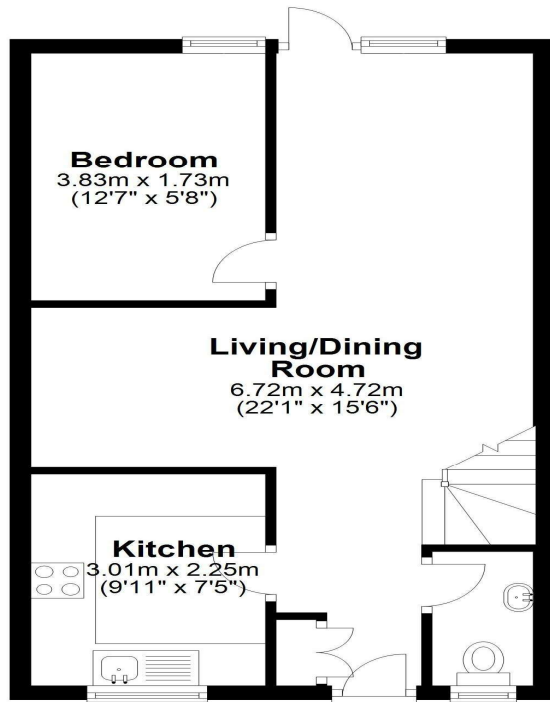
Currently let as a five bedroom, two bathroom student rental property with garage for £3,150pcm offering a minimum yield of 7.9% for the academic year of 2025/2026 from 9 August 2025. Being sold as one of a portfolio of five, at an asking price of £2,225,000 for those wishing to buy the whole portfolio, which all have tenants.

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FLOOR PLAN

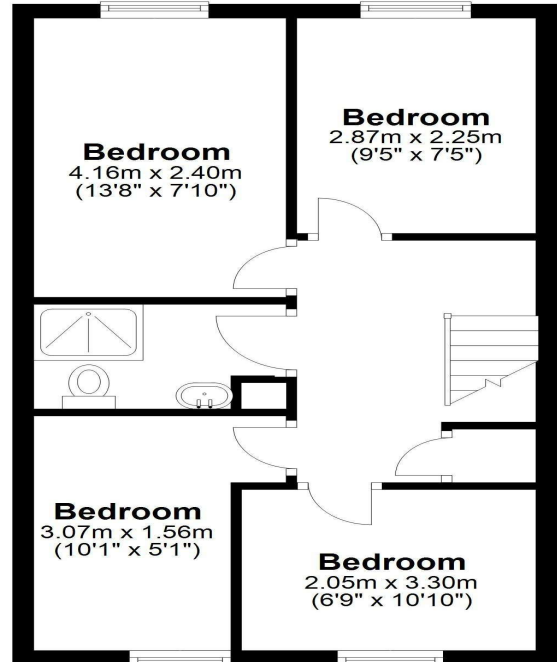
Ground Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



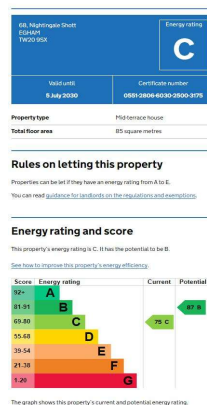
First Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



Total area: approx. 85.5 sq. metres (920.2 sq. feet)

EPC



COUNCIL TAX BAND:

E - Runnymede Borough Council

VIEWINGS:

By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or
visit www.nevinandwells.co.uk



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