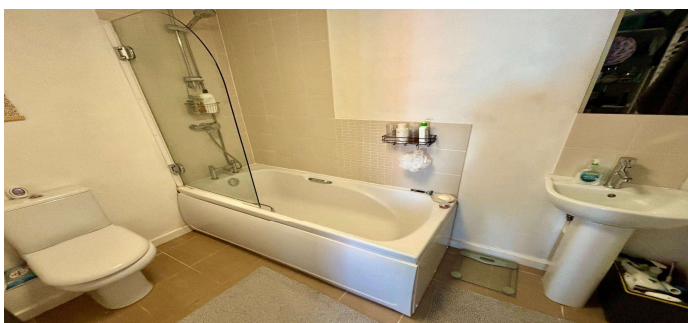
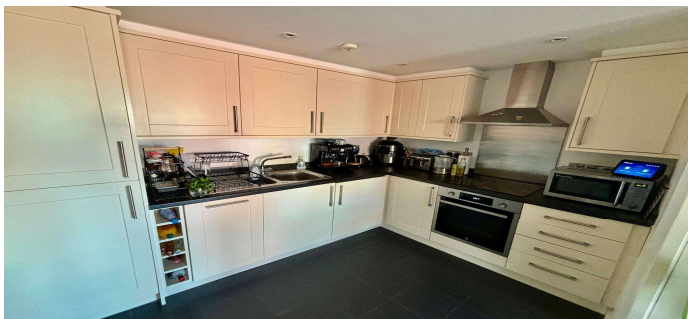
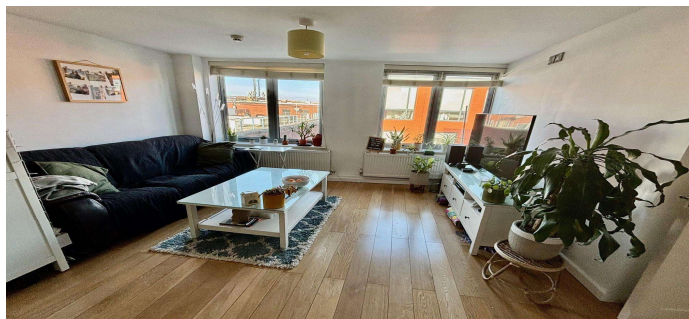




**High Street, Egham, Surrey, TW20 9EY**

**£215,000 Leasehold**



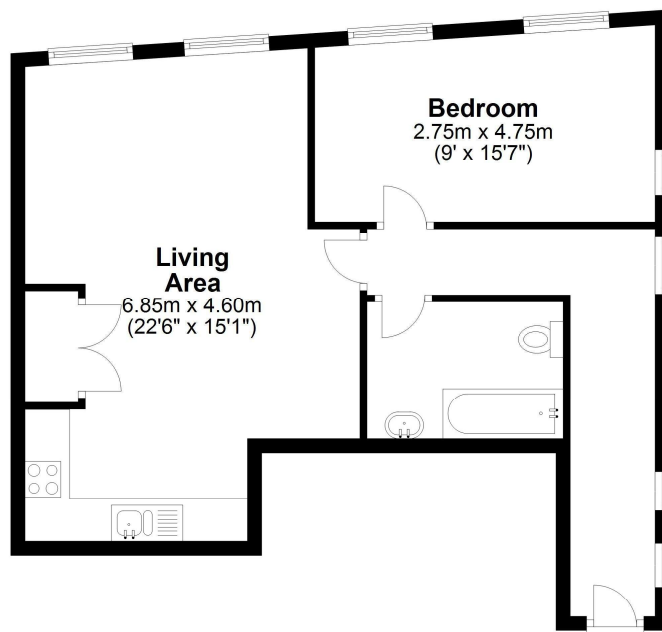
Built in 2011 to a very high specification by Messrs Cannon Properties Limited is this one bedroom second floor apartment, overlooking Egham High Street, with Magna Square, superb restaurants, Everyman Cinema and mainline station just a few minutes from mainline train station. The property offers spacious fully fitted kitchen/lounge, double bedroom and bathroom. Further benefits include video entry system and parking to rear. A great purchase for a first time buyer or investor.

## Clarke Court, Egham, Surrey, TW20 9EY

### FLOOR PLAN

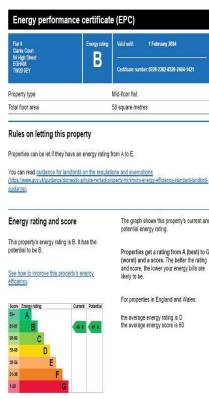
#### **Second Floor**

Approx. 55.7 sq. metres (599.6 sq. feet)



Total area: approx. 55.7 sq. metres (599.6 sq. feet)

### EPC



**LEASE:**  
**GROUND RENT:**  
**SERVICE CHARGE:**

245 years from 1 March 2011. We await written confirmation  
£180.00 per annum. We await written confirmation.  
£250.00 pcm (including buildings insurance)  
We await written confirmation.

**COUNCIL TAX BAND:** C - Runnymede Borough Council

**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)

