



**Albany Place, Egham, Surrey, TW20 9HW**

**£260,000 L/H**

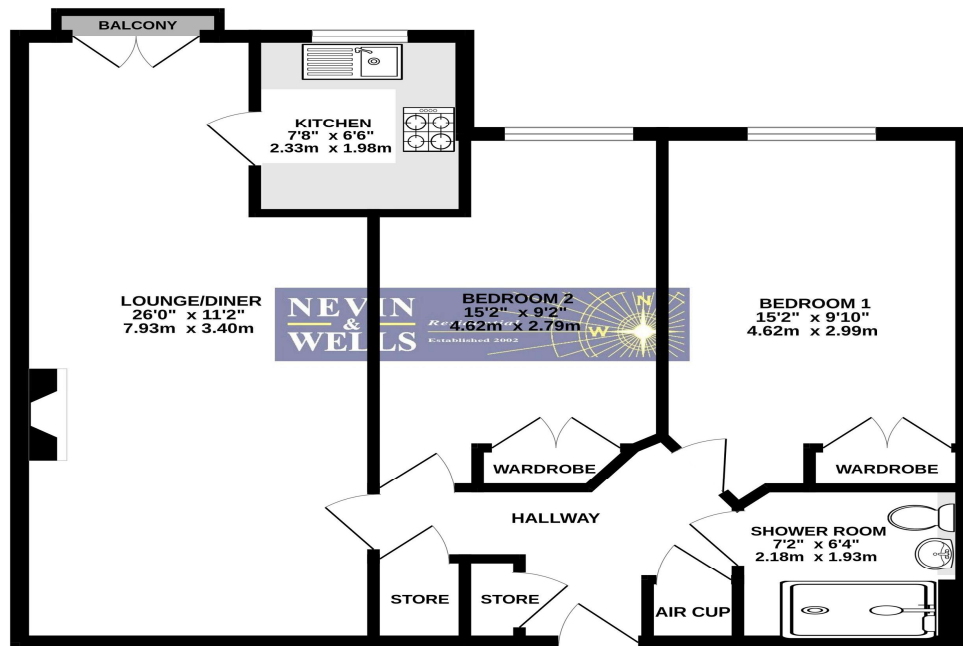


A superbly presented two bedroom retirement apartment, positioned on the first floor, offering 'no onward chain'. Benefits include modern kitchen and shower room, spacious lounge/diner, Juliet balcony, built in wardrobes and ample storage. Externally there is a residents seating/patio area and communal parking on a 'first come-first served' basis. There is a lift and on-site development manager. Over 60's only.

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## FLOOR PLAN

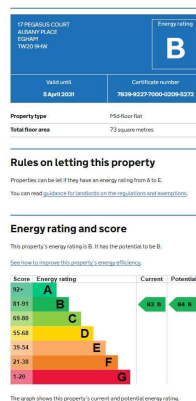
GROUND FLOOR  
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC



COUNCIL TAX BAND:

**D** - Runnymede Borough Council

LEASE:

109 years unexpired

SERVICE CHARGE:

£2782.72 per annum. Including ground rent.

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)



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