



Runnymede Court, Egham, Surrey, TW20 9AA

£275,000 L/H



Nestled within the heart of Egham in a small cul-de-sac, this spacious two double bedroom ground floor maisonette offers a blend of space, convenience and privacy. Perfect for first time buyers, investment or those wanting to downsize. The property benefits from entrance hallway, large lounge, separate fitted kitchen, bathroom and private front garden. The High Street, Everyman Cinema and Mainline station are situated within a ten minute walk. No onward chain.

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Ground Floor

Approx. 69.3 sq. metres (745.6 sq. feet)



Total area: approx. 69.3 sq. metres (745.6 sq. feet)

Energy performance certificate (EPC)		
17 Runnymede Court EGHAM TW20 9AA	Energy rating C	Valid until: 8 August 2031
		Certificate number: 0330-2206-2080-2709-8816
Property type	Ground-floor flat	
Total floor area	67 square metres	

Rules on letting this property

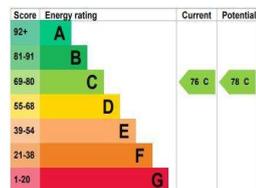
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

COUNCIL TAX BAND: C - Runnymede Borough Council

LEASE: Approximately 127 years (awaiting confirmation)

GROUND RENT: Peppercorn (not collected)

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.