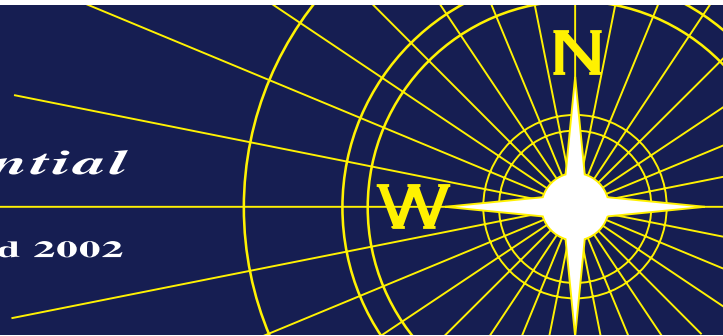


NEVIN & WELLS

Residential

Established 2002



Strode Street, Egham, Surrey, TW20 9BU

£305,000 L/H



A well presented two double bedroom split level maisonette with garage in block, situated in a no through road. This spacious property offers two reception rooms, gloss white kitchen, modern white bathroom, full double glazing, replacement electric heating, built-in wardrobes and communal parking. Access to Egham Station and Magna Square with shops/restaurants and Everyman Cinema are within a ten minute walk. Runnemede National Trust Meadow is a two minute walk away and stunning walks along the towpath.

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Double glazed front door into:-

LOBBY: Cupboard housing electric meter and fuse board. Stairs to first floor.

FIRST FLOOR LANDING: Coat cupboard. Double glazed window to side, wood block flooring. Door into:-

LOUNGE: Wall mounted electric Dimplex storage heater, coved cornice ceiling, polished wood block flooring. Double glazed window to front. Doorway into: -

DINING ROOM: Wall mounted electric storage heater, coved cornice ceiling, polished wood block flooring. Double glazed window and door to rear.

BALCONY: Wooden base, railing surround and suitable seating.

KITCHEN: Range of gloss white base and eye level units, laminate work surfaces, built-in electric oven and hob, part tiled walls, space for dishwasher, washing machine and fridge freezer, stainless steel sink with chrome mixer tap. Double glazed window to side.

SECOND FLOOR LANDING: Wall mounted Dimplex electric storage heater, airing cupboard, hatch to loft. Double glazed window to side.

BEDROOM ONE: Wall mounted Dimplex electric convector heater, coved cornice ceiling, built-in wardrobe, storage cupboard. Double glazed window to front.

BEDROOM TWO: Wall mounted Dimplex electric convector heater, built-in wardrobe. Double glazed window to front.

BATHROOM: White suite comprising low level W.C, pedestal wash hand basin in vanity unit, panel bath with chrome mixer shower over, fully tiled walls, electric chrome towel rail, ceramic tiled floor. Frosted double glazed window to side.

OUTSIDE

COMMUNAL GARDENS: Neatly kept gardens to front and rear.

SERVICE CHARGE: £500 per annum (awaiting written confirmation).

GROUND RENT: £16 per annum (awaiting written confirmation).

LEASE: 938 years (awaiting 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

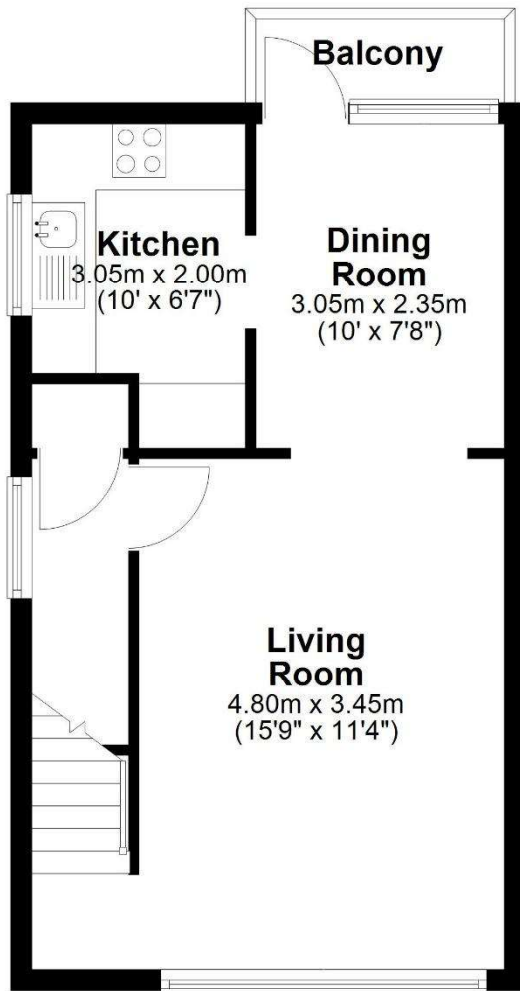


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FLOORPLAN

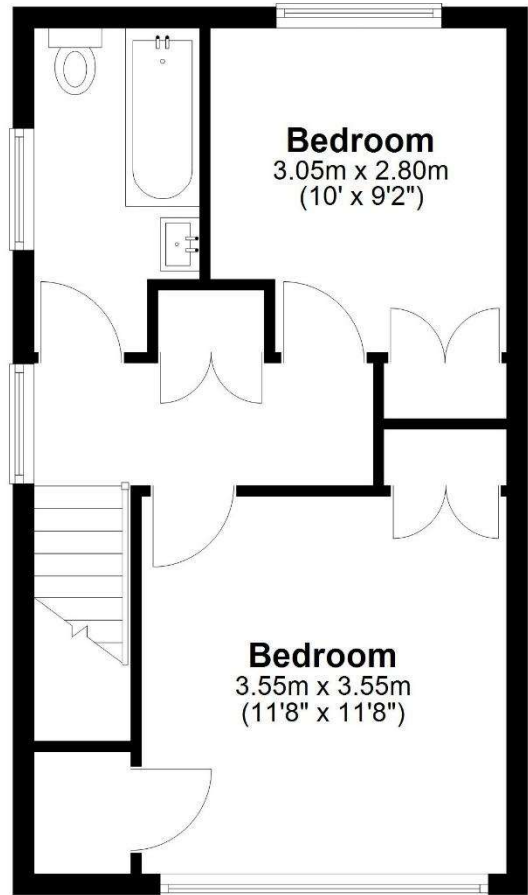
Ground Floor

Approx. 35.5 sq. metres (381.9 sq. feet)
(excluding Balcony)



First Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



Total area: approx. 71.3 sq. metres (767.6 sq. feet)

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

Strode Street, Egham, Surrey, TW20 9BU

EPC

17 Mandeville Court Strode Street EGHAM TW20 9BU		Energy rating E
Valid until 30 March 2036	Certificate number 6136-2727-5600-0339-0276	

Property type	Top-floor maisonette
Total floor area	71 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](#).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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