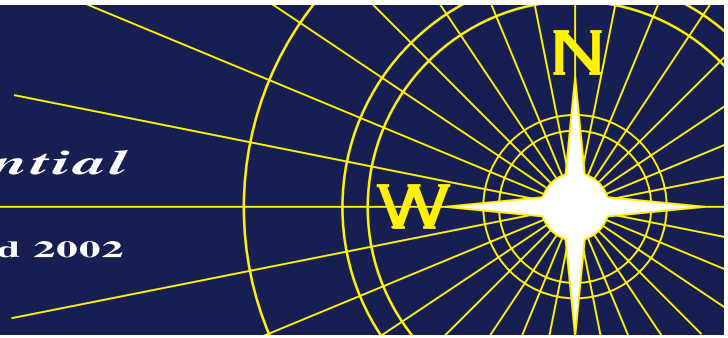


NEVIN & WELLS

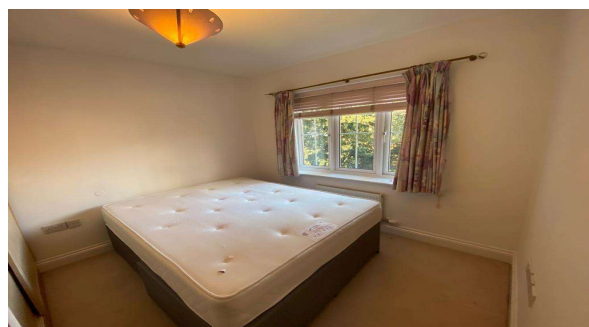
Residential

Established 2002



Charles House, Egham, TW20 9LS

£325,000 Leasehold



A very well presented, two double bedroom first floor apartment located in a gated development in Englefield Green Village. Having recently been redecorated by the current owner this well-presented apartment benefits from entrance hallway, 18ft lounge/dining room, fitted kitchen, en-suite facilities, bathroom, allocated parking, security entry phone system, double glazed throughout, gas central heating and **NO ONWARD CHAIN**. **Being sold with a new 175 year lease.**

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Main door to:

ENTRANCE HALLWAY: Access to loft, coved cornice ceiling, storage cupboard, airing cupboard, security entry phone system, radiator and doors to all rooms.

LOUNGE/DINING ROOM: **5.50m x 4.10m (18'0 x 13'5)** Coved cornice ceiling, radiators and rear aspect double glazed windows.

KITCHEN: **3.17m x 2.52m (10'4 x 8'3)** Comprising eye and base level units with rolled edge work surfaces, one and half bowl drainer unit with mixer tap, fitted oven, hob and extractor over, built in fridge/freezer, built in washing machine, built in dishwasher, part tiled walls, radiator, vinyl flooring and front aspect double glazed window.

MASTER BEDROOM: **4.33m x 2.94m (14'2 x 9'8)** Radiator, built in wardrobes, front aspect double glazed window and door to:

EN-SUITE SHOWER ROOM: Comprising separate shower cubicle with power shower, pedestal wash hand basin, low level W.C, heated towel rail, extractor fan, part tiled walls and vinyl flooring.

BEDROOM TWO: **3.16m x 2.56m (10'4 x 8'5)** Built in wardrobes, desk and overhead storage, radiator and front aspect double glazed window.

BATHROOM: White three piece suite comprising panel enclosed bath with shower attachment and glass shower screen, vanity enclosed wash hand basin, low level W.C, extractor fan, heated towel rail, part tiled walls, vinyl flooring and rear aspect opaque double glazed window.

OUTSIDE

PARKING: Allocated parking.

LEASE: Approximately 85 years

CHARGES: £2,000 per annum (service/maintenance/building insurance)
£250 per annum (ground rent)

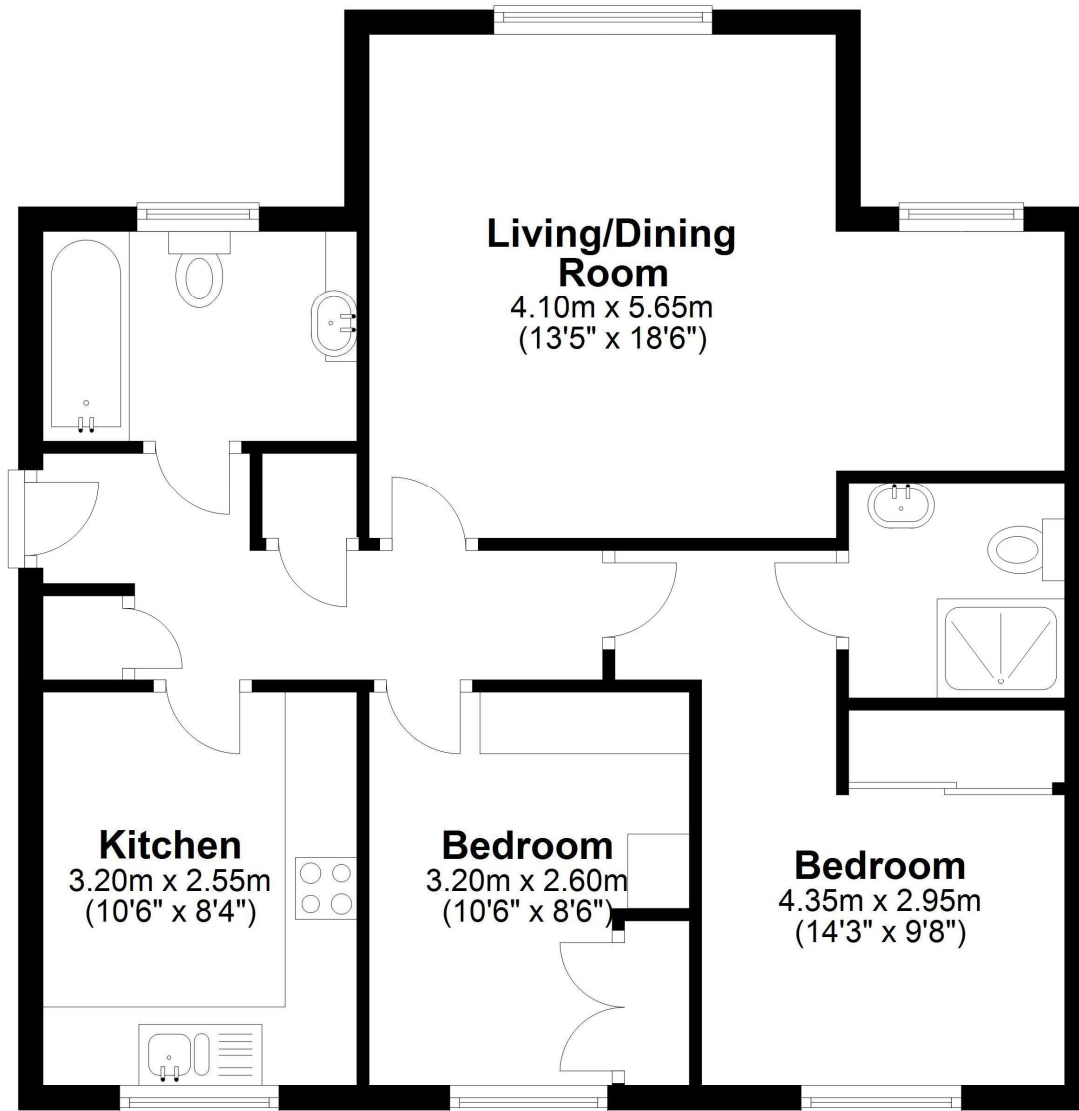
VIEWINGS: By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website www.nevinandwells.co.uk

Charles House, Egham, Surrey, TW20 9LS

FLOORPLAN

First Floor

Approx. 63.7 sq. metres (685.9 sq. feet)



Total area: approx. 63.7 sq. metres (685.9 sq. feet)

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

Charles House, Egham, Surrey, TW20 9LS

EPC

Energy performance certificate (EPC)		
Flat 4 Charles House 11 Fircroft Road EGHAM TW20 0TY	Energy rating C	Valid until: 10 November 2031 Certificate number: 9893-0900-7209-1609-2210
Property type	Top-floor flat	
Total floor area	64 square metres	

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		