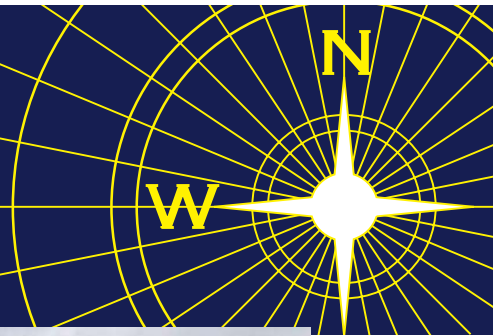


NEVIN & WELLS

Residential

Established 2002



Queens Road, Egham, Surrey, TW20 9RS OIEO £300,000 Leasehold



A two double bedroom, ground floor maisonette in need of modernisation, located in central Egham within a few minutes' walk of the new 'Egham Gateway West' development. The property comprises spacious lounge, separate kitchen and tile enclosed white bathroom suite. Further benefits include front garden area, single garage in block and parking available to the rear. Egham mainline station is within short walking distance and the property is offered with **NO ONWARD CHAIN**.

Queens Road, Egham, Surrey, TW20 9RS

Double glazed UPVC side door.

**ENTRANCE
HALLWAY:**

Access to all rooms, cupboard housing fusebox and storage cupboard.

LIVING ROOM:

4.88m x 3.00m (16'0 x 9'10) UPVC double glazed front aspect window, radiator, carpet and feature fireplace.

KITCHEN:

3.09m x 2.07m (10'2 x 6'9) Tiled floor, front aspect double glazed window, range of base and eye level wood effect kitchen units with Formica work surfaces and tiled splashback, combination boiler, space for washing machine, oven and hob and dishwasher.

BATHROOM:

2.07m x 1.68m (6'9 x 5'6) Tiled floor and part tiled walls low level enclosed W.C and wash hand basin with storage under, enclosed bath with shower over, side aspect double glazed UPVC window.

BEDROOM ONE:

4.43m x 2.77m (14'6 x 9'1) Rear aspect double glazed UPVC window, radiator, carpet flooring.

BEDROOM TWO:

3.50m x 2.30m (11'6 x 7'7) Rear aspect double glazed window, radiator, carpet flooring.

OUTSIDE

FRONT GARDEN:

Shingle area with shrub border.

GARAGE:

Access to rear of property with parking and single garage in block with up and over door.

LEASE:

199 years from 1972 (awaiting written confirmation)

GROUND RENT:

£35 per year (awaiting written confirmation)

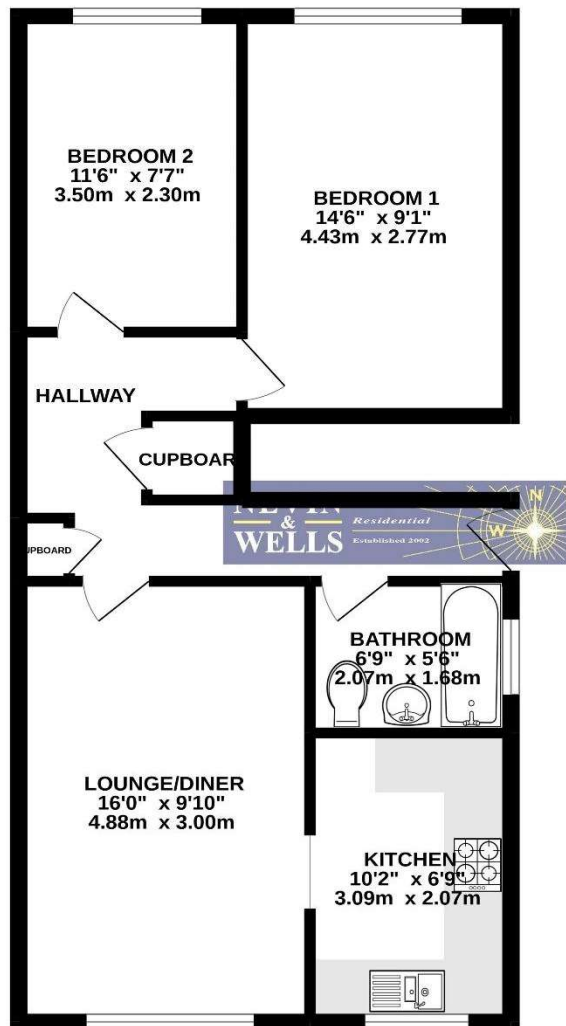
VIEWINGS:

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

Queens Road, Egham, Surrey, TW20 9RS

FLOORPLAN

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

Energy performance certificate (EPC)			
22a, Queens Road EGHAM TW20 9RS	Energy rating	Valid until:	7 September 2024
	D	Certificate number:	0906-2897-7015-9604-4441
Property type	Ground-floor flat		
Total floor area	58 square metres		

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

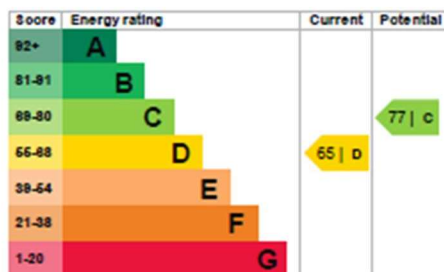
This property's current energy rating is D. It has the potential to be C.

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.



For properties in England and Wales:

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