



Pegasus Court, Albany Place, Egham, TW20 9HW

£350,000 L/H



A rare opportunity to acquire this larger than average two double bedroom. Ground floor retirement apartment, situated within just yards of High Street amenities, mainline train station and public transport facilities. Benefits include entrance hallway, 26ft lounge/ dining room, fitted kitchen, recently installed luxury shower room, landscaped communal gardens and residents secure parking. Over 55's only.

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Main door to:

**ENTRANCE
HALLWAY:**

Cornice ceiling, electric heater, storage cupboards, fitted carpet and doors to all rooms.

LOUNGE/DINER:

7.95m x 3.40m (26'1 x 11'2) Cornice ceiling, electric storage heaters, feature electric fireplace with limestone surround and mantle, fitted carpet, rear aspect double glazed French doors to patio area and glazed bi-fold door to:

FITTED KITCHEN:

2.35m x 1.95m (7'9 x 6'5) Comprising eye and base level units with rolled edge work surfaces, stainless steel single drainer unit with mixer tap, fitted oven, hob and extractor over, fitted fridge freezer, fully tiled walls, coved ceiling, vinyl flooring and rear aspect double glazed window.

BEDROOM ONE:

4.60m x 3.00m (15'1 x 9'10) Coved ceiling, built in wardrobes, electric storage heater, fitted carpet and rear aspect double glazed window.

BEDROOM TWO:

4.60m x 2.80m (15'1 x 9'2) Coved ceiling, fitted wardrobes, electric heater, fitted carpet and rear aspect double glazed window.

SHOWER ROOM:

Walk in double shower cubicle with power shower, vanity enclosed wash hand basin, concealed low level W.C, heated towel rail, fully tiled walls, tiled flooring, coved ceiling and air purifier.

PARKING:

Residents parking.

LEASE:

112 years remaining

**SERVICE
CHARGE:**

(6 months) £1557.13

GROUND RENT:

£489 per annum

VIEWINGS:

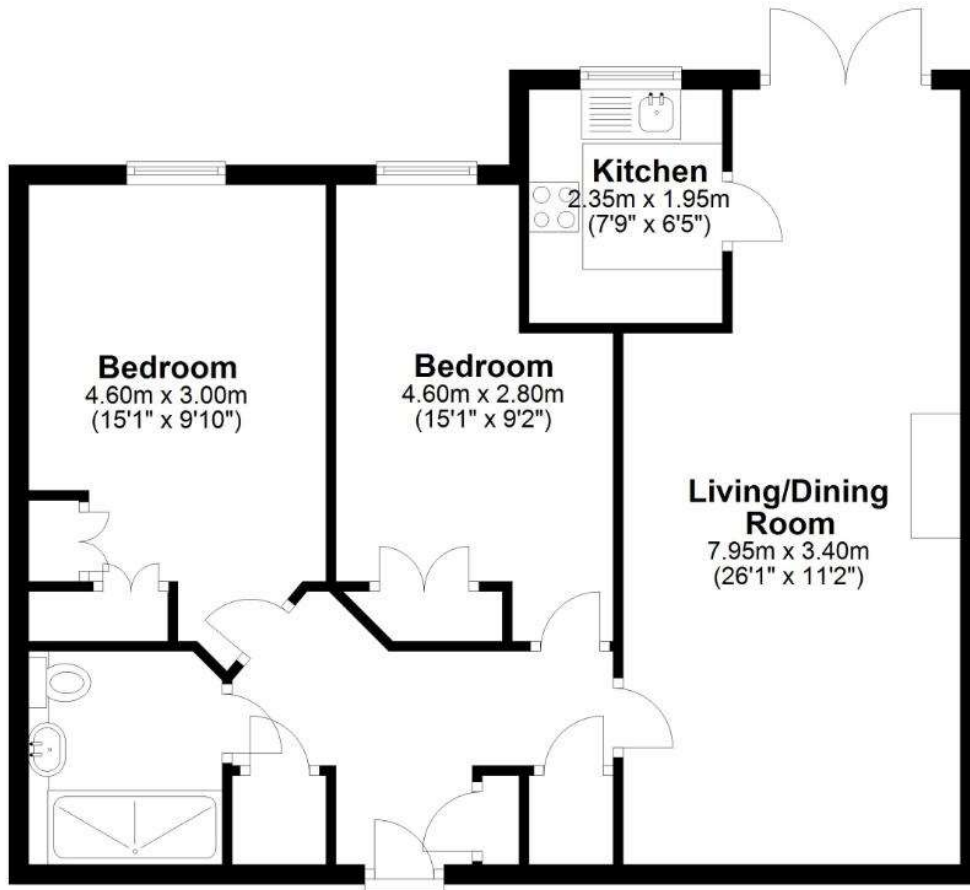
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

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FLOOR PLAN

Ground Floor

Approx. 68.5 sq. metres (737.4 sq. feet)



Total area: approx. 68.5 sq. metres (737.4 sq. feet)

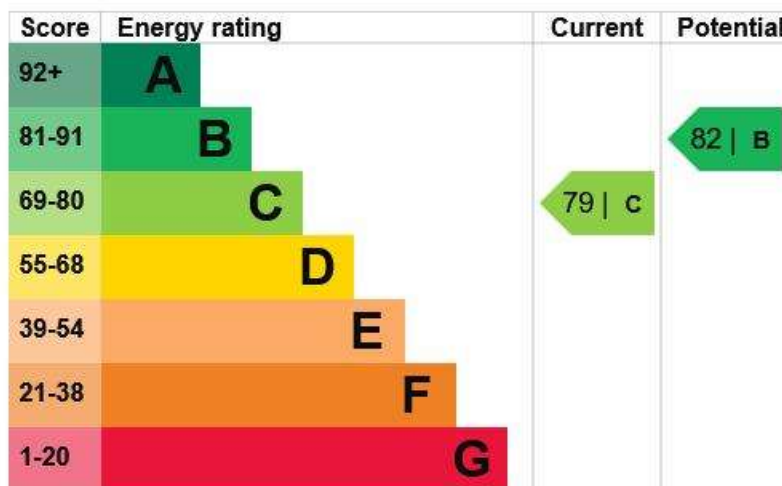
All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

Flat 4 Pegasus Court Albany Place EGHAM TW20 9HW		Energy rating C
Valid until 26 November 2023	Certificate number 8897-7929-1129-2644-5996	

Property type	Ground-floor flat
Total floor area	74 square metres



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