



Manor Farm Court, Egham, Surrey, TW20 9JR £165,000 Leasehold



A rare opportunity to buy a ground floor one bedroom retirement apartment for the over 55's. There is a newly installed kitchen and shower room, and the unique benefit of a patio area outside the lounge. Situated in the heart of historic Egham, close to the High Street and station. Being sold with **NO ONWARD CHAIN** and a brand new lease in place.

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Front door into:

**ENTRANCE
HALL:**

Built in cupboard, shelving with cupboard below and doors to:

LOUNGE/DINER:

5.45m x 3.20m (17'11 x 10'6) Wall mounted heater, coved ceiling, doorway to kitchen and double-glazed door onto small patio area.

**MODERN
KITCHEN:**

2.40m x 2.10m (7'10 x 6'11) Eye and base level units with rolled edge work surfaces, space for appliances, four ring halogen hob with extractor over, waist height oven, one and half bowl single drainer sink unit with mixer tap, part tiled walls, wood effect flooring and double-glazed window to side.

BEDROOM:

4.35m x 2.70m (14'3 x 8'10) Wall mounted heater, coved ceiling, built in three door wardrobe and drawers. Double glazed window to front.

BATHROOM:

Vanity sink unit with mixer tap and cupboard below, low level W.C, glass shelving, extractor fan, wall mounted medicine cabinet and large walk-in shower with seating and handrails.

OUTSIDE

**COMMUNAL
GARDEN:**

Communal gardens surround the block, but this property has a small private patio area.

PARKING:

Communal to front of the block.

LEASE:

New lease to be provided upon completion.

**SERVICE
CHARGES:**

Approximately £2,400 per annum including buildings insurance.

VIEWINGS:

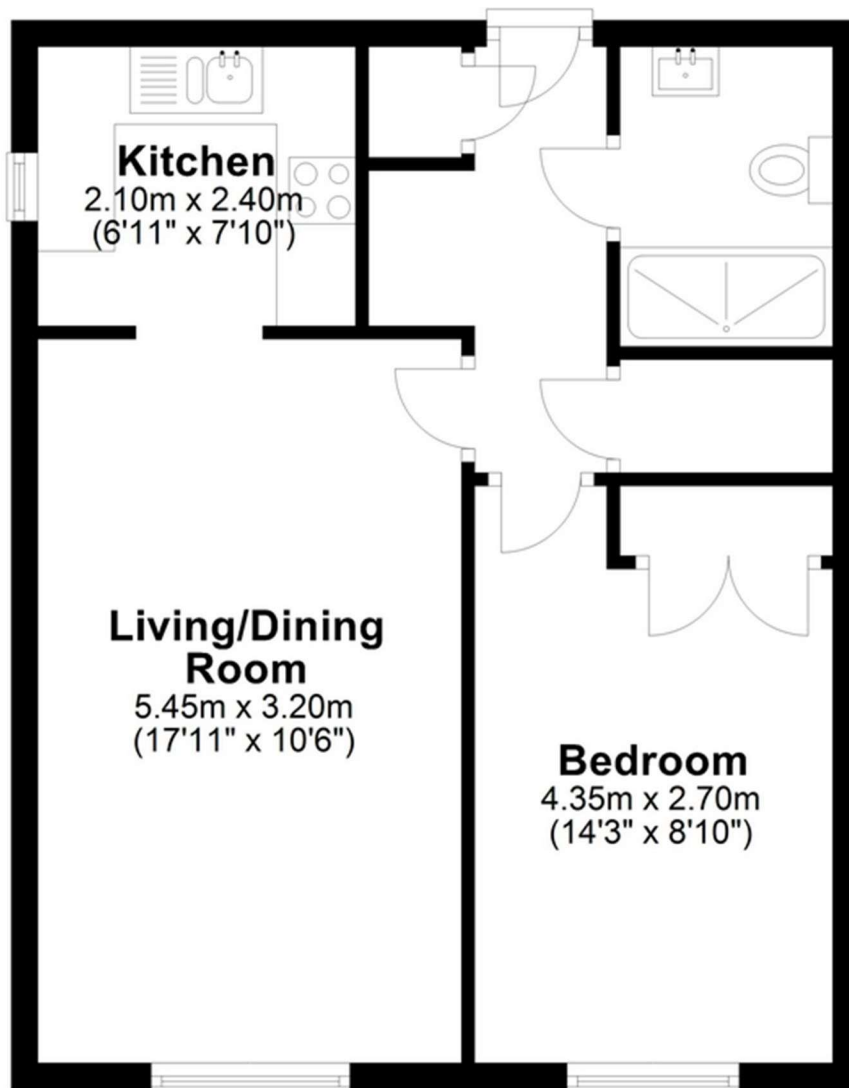
By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website www.nevinandwells.co.uk

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FLOORPLAN

First Floor

Approx. 45.9 sq. metres (493.9 sq. feet)



Total area: approx. 45.9 sq. metres (493.9 sq. feet)

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

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EPC

Energy performance certificate (EPC)

8, Manor Farm Court
Manor Farm Lane
EGHAM
TW20 9JR

Energy rating
C

Valid until: **1 January 2023**

Certificate number: **8200-7020-0429-1607-2973**

Property type	Ground-floor flat
Total floor area	43 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

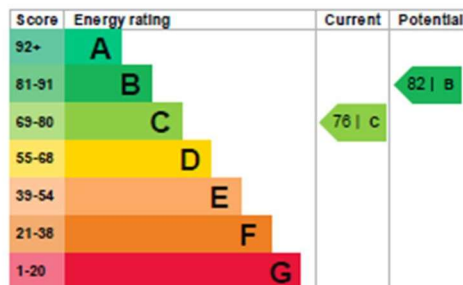
This property's current energy rating is C. It has the potential to be B.

[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