



The Hythe, Pooley Green Rd, Egham, TW20 8AJ £315,000 Leasehold



A stunning 'downsizer' second floor apartment for the over '55's, in this six year old development, built to a high specification. Offering two double bedrooms, en-suite bathroom with 'Jack and Jill' doors, gloss cream fitted kitchen with Bosch appliances, gas central underfloor heating, double glazing and large private balcony. There is also residents parking via electronic gates and mature communal grounds. Access to local shops, park, doctors and bus route is close by. Egham station and Magna Square is a 10 minute walk.

The Hythe, Pooley Green Road, Egham, Surrey, TW20 8AL

Communal front door with video entry phone leading into:

**ENTRANCE
FOYER:**

Residents lounge area, coffee making facilities, office for part-time building superintendent, W.C. Stairs or lift to first floor. Private front door into:

**ENTRANCE
HALL:**

Video entry phone, airing/storage cupboard, access to fuse board, utility cupboard housing meters and Bosch washing machine.

**LOUNGE/
DINING ROOM:**

4.78m x 4.06m (15'8 x 13'4) Under floor heating, ceiling down lighters. Double glazed window to rear. Double glazed door onto:

BALCONY:

Decking area for seating, wrought iron railings.

**FITTED
KITCHEN:**

3.20m x 2.46m (10'6 x 8'1) Extensive range of gloss cream base and eye level units with soft close doors and drawers, larder unit. Oak effect worktops, oak effect floor, pocket door, concealed lighting, ceiling down lighters. Integrated Bosch fridge freezer, dishwasher, oven and halogen hob, stainless steel extractor hood, cupboard housing Vaillant combination boiler, under floor heating. One and half bowl stainless steel sink unit with chrome mixer tap. Double glazed window to rear.

BEDROOM ONE:

4.78m x 2.97m (15'8 x 9'9) Under floor heating. Double glazed window to front. Jack and Jill door into bathroom.

BEDROOM TWO:

3.71m x 2.77m (12'2 x 9'1) Under floor heating. Double glazed window to front.

**EN-SUITE JACK
AND JILL
BATHROOM:**

3.10m x 2.10m (10'2 x 6'11) Luxury four piece white suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, panel bath with chrome mixer tap and glass shower screen, medicine cabinet, tiled and enclosed shower cubicle with chrome mixer shower, part tiled walls, ceramic tiled floor, extractor fan.

OUTSIDE

**COMMUNAL
GARDENS:**

Beautifully landscaped gardens with mature plants with seating area, mainly to rear of development. Inset box hedge to front.

PARKING:

Resident parking on a 'first come-first served' basis, via electronic gates.

**SERVICE
CHARGE:**

Approximately £2000 per annum, including ground rent and buildings insurance.

LEASE:

993 years unexpired.

**COUNCIL TAX
BAND:**

C Runnymede Borough Council

VIEWINGS:

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

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FLOORPLAN



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

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EPC

Flat 2B The Hythe Pooley Green Road EGHAM TW20 8AL	Energy rating B
Valid until 5 October 2025	Certificate number 8501-8563-0939-8507-3053

Property type	Top-floor flat
Total floor area	63 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](#).

Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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