

A beautifully presented top floor apartment situated within just yards of Englefield Green village and Royal Holloway University of London. Accommodation comprises entrance hallway, lounge/dining room, kitchen, two double bedrooms, modern bathroom suite and a garage in a nearby block. Further benefits include gas central heating, double glazing throughout and a new lease. **NO ONWARD CHAIN**

**South Road, Englefield Green, Surrey, TW20 0RF**

Main door to :-

**ENTRANCE HALLWAY:** Access to loft, radiator, laminate wood effect flooring and doors to all rooms.

**LOUNGE/DINING ROOM:** 6.37 x 3.66 (20'11" x 12'0") Radiators, laminate wood effect flooring, and front aspect double glazed window.

**KITCHEN:** 2.90m x 2.16m (9'6" x 7'1") Comprising eye and base level unit with rolled edge work surfaces, single sink and drainer unit with mixer tap, fitted oven, hob and extractor over, space for other appliances, part tiled walls, laminate wood effect flooring and front aspect double glazed window.

**BEDROOM ONE:** 3.63m x 3.0m (11'10" x 9'10") Radiator, fitted carpet and side aspect double glazed window.

**BEDROOM TWO:** 3.13 x 2.65 (10'3" x 8'8") Radiator, fitted carpet and side aspect double glazed window.

**FAMILY BATHROOM:** White three piece suite, with power shower and glass shower screen, low level W.C, wall mounted wash hand basin, extractor fan, part tiled walls, tiled flooring, heated towel rail and storage cupboard.

**OUTSIDE**

**GARAGE:** In nearby block.

**LEASE:** New 99 year lease upon completion

**GROUND RENT:** £75 every six months.

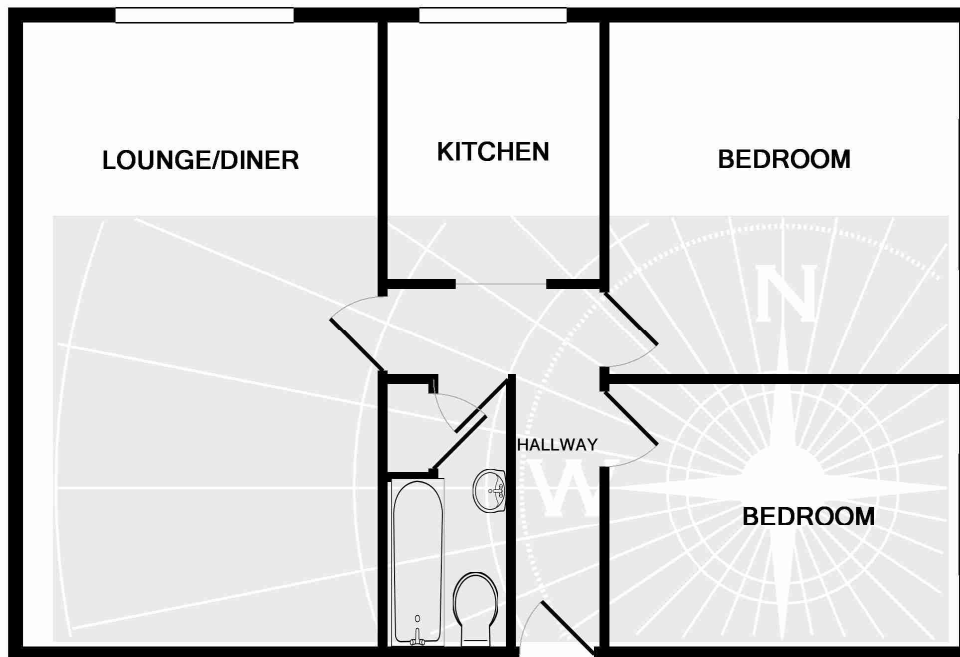
**SERVICE/MONTHLY CHARGES/BUILDINGS INSURANCE:** £170 per calendar month.

**INSURANCE:**

**VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

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FLOOR PLAN



TOTAL APPROX. FLOOR AREA 61.4 SQ.M. (661 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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)**

28 Greenacre Court Englefield Green EGHAM TW20 0RF	Energy rating <b>C</b>	Valid until: <b>5 December 2031</b> Certificate number: 0575-1906-0202-9649-1200
Property type	Top-floor flat	
Total floor area	59 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 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

