



Albany Place, Surrey, TW20 9HA

£175,000 Share of F/H



Set in a retirement development for the over 55's, a well presented two-bedroom ground floor flat with views over the gardens, situated within a five minute walk of Egham High Street. Benefits include double glazing, modern white shower room, electric central heating, security entry phone and house manager. There are neatly kept communal gardens and visitors parking. There is also a resident's lounge and guest suite. **NO ONWARD CHAIN.**

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Electronically operated security intercom on communal door into communal hall, stairs or lift facility to other floors, access to communal lounge and guest suite. Access to House Manager's office (available Monday to Friday only). Private front door into:-

ENTRANCE HALL:

Coat cupboard, airing cupboard, coved cornice ceiling, security intercom, doors into all rooms.

LOUNGE/DINER:

5.00m x 3.00m (16'4" x 9'10") Wall mounted electric storage heater, coved cornice ceiling. Double glazed French doors overlooking communal rear grounds. Arch into:-

KITCHEN:

3.00m x 1.90m (9'10" x 6'2") Range white shaker style base and eye level units, laminate work surfaces, Oak effect flooring, built-in four ring Halogen hob and electric double oven, space for fridge/freezer, overhead extractor filter, space for washing machine. Stainless single bowl single drainer sink unit with chrome mixer tap. Double glazed window to side.

SHOWER ROOM:

2.50m x 1.70m (8'4" x 5'6") Modern white suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, walk in shower cubicle with half height doors and fitted seat, electric mixer shower with shower curtain to side, part tiled walls, electric radiator, wall mounted storage unit with built in lights, extractor fan.

BEDROOM ONE:

3.10m x 2.74m (10'4" x 9') Wall mounted electric convector heater, coved cornice ceiling, built in wardrobe. Double glazed window to rear.

BEDROOM TWO:

4.78m x 2.49m (9'6" x 7') Wall mounted electric convector heater, coved cornice ceiling. Double glazed window to side.

OUTSIDE

COMMUNAL GARDENS:

Beautifully landscaped communal gardens with seating area, various mature trees and shrubs, courtesy lighting, outside tap and access to bin area. The service charge includes the cost of a gardener and cleaner.

PARKING:

Residents parking spaces plus visitors slots, on a 'first come first served' basis. Approached via private driveway off Albany Place.

SERVICE CHARGE:

£246.00 per calendar month (approximately, awaiting written confirmation).

GROUND RENT:

Leaseholders own share of freehold (awaiting written confirmation).

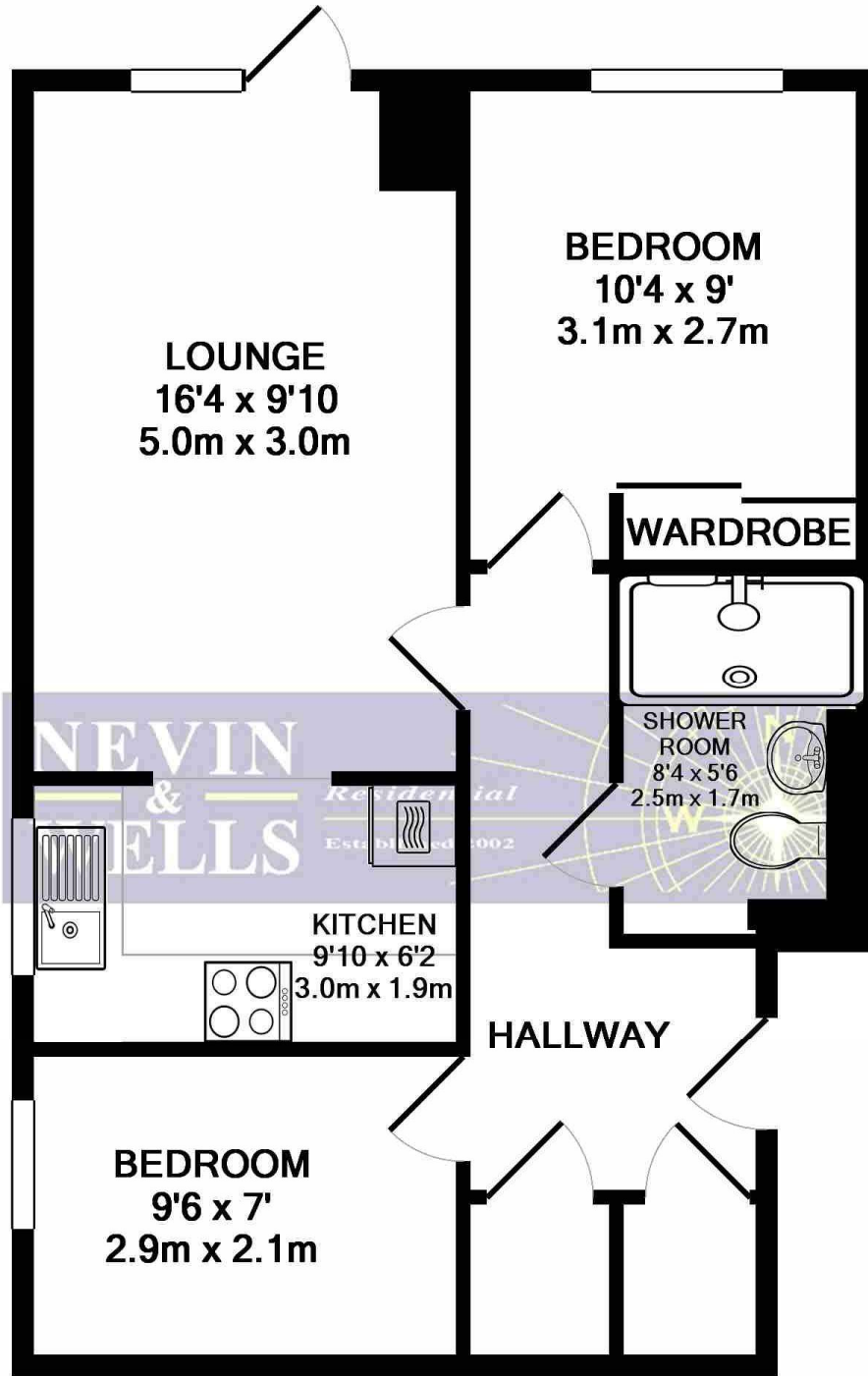
LEASE:

999 years from 1990 (awaiting written confirmation).

VIEWINGS:

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

FLOOR PLAN



TOTAL APPROX. FLOOR AREA 507 SQ.FT. (47.1 SQ.M.)

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

6 ORCHID COURT ALBANY PLACE EGHAM TW20 9HA		Energy rating C
Valid until 4 January 2031	Certificate number 9919-9229-9000-0565-6206	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	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.