



Egham Hill, Egham, Surrey, TW20 0AY

OIEO £250,000 L/H



An absolutely charming church conversion apartment, situated within a five minute walk of high street and station, offering fantastic original gothic stone arches and windows. This spacious property benefits from oak flooring, birch effect kitchen luxurious white bathroom suite with double width shower with rainwater head, hand crafted double glazing, security entry phone and allocated parking. **NO ONWARD CHAIN.**

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Original Gothic Oak front door with entry phone system. Stairs to first floor.  
Private front door into:-

**ENTRANCE HALLWAY:** Oak flooring, feature V-shaped Gothic stone pillar with ornate corbel.  
Opening into:-

**LOUNGE / DINING ROOM:** 5.53m x 3.69m (18'2" x 12'2") Wall mounted electric storage heater, Oak flooring, feature Gothic arch, space for dining table. Double glazed Velux window. Gothic hand crafted double glazed window to side. Open plan into:-

**KITCHEN AREA:** 2.74m x 2.41m (9' x 7'10") Range of Birch effect base and eye level units, grey laminate work surfaces, tiled splash back, space for washing machine, space for fridge / freezer, integrated dishwasher, built-in stainless steel electric double oven and ceramic hob, extractor hood, extractor fan. One and half bowl stainless sink.

**BEDROOM:** 3.69m x 2.81m (12'2" x 9'2") Wall mounted electric storage heater, Oak flooring, feature Gothic arch. Double glazed Velux window. Gothic hand crafted double glazed window to side.

**BATHROOM:** 3.46m x 1.75m (11'4" x 5'8") Luxury white suite comprising circular wash hand basin set onto wooden vanity unit, tiled panel bath with chrome mixer tap, feature Gothic arch, grey tiled walls and floor, under floor heating. Double width shower cubicle with large rainwater head shower, extractor fan, glass brick window.

**PARKING:** Allocated parking space to rear.

**VISITORS PARKING:** To rear of building

**LEASE:** 90 years remaining

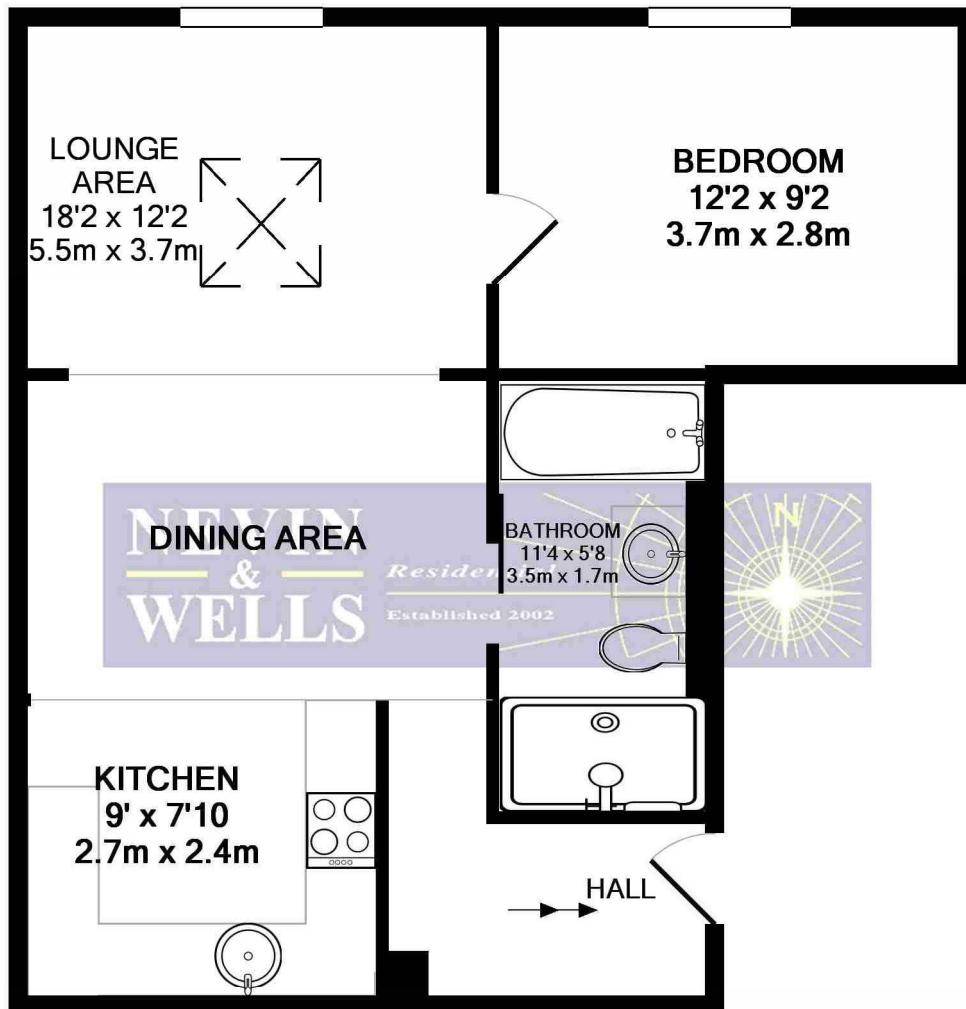
**GROUND RENT:** £175.00 per annum - to be confirmed

**SERVICE CHARGE:** £1280.00 per annum - to be confirmed

**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 505 SQ.FT. (47.0 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

Made with Metropix ©2016

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



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## EPC

Energy Performance Certificate		HM Government																		
<b>Flat 5 Winslade House, 4, Egham Hill, EGHAM, TW20 0AY</b>																				
<b>Dwelling type:</b>	Mid-floor flat	<b>Reference number:</b>	9346-2885-7596-9626-9721																	
<b>Date of assessment:</b>	25 November 2016	<b>Type of assessment:</b>	RdSAP, existing dwelling																	
<b>Date of certificate:</b>	25 November 2016	<b>Total floor area:</b>	50 m <sup>2</sup>																	
<b>Use this document to:</b>																				
<ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by installing improvement measures</li> </ul>																				
<b>Estimated energy costs of dwelling for 3 years:</b>			<b>£ 1,767</b>																	
<b>Over 3 years you could save</b>			<b>£ 474</b>																	
Estimated energy costs of this home																				
	Current costs	Potential costs	Potential future savings																	
<b>Lighting</b>	£ 183 over 3 years	£ 129 over 3 years	<div style="background-color: #4F81BD; color: white; padding: 10px; border: 2px solid #0070C0; width: 80px; margin: 0 auto;"> <p style="text-align: center; margin: 0;">You could save <b>£ 474</b> over 3 years</p> </div>																	
<b>Heating</b>	£ 1,050 over 3 years	£ 630 over 3 years																		
<b>Hot Water</b>	£ 534 over 3 years	£ 534 over 3 years																		
<b>Totals</b>	<b>£ 1,767</b>	<b>£ 1,293</b>																		
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.</p>																				
Energy Efficiency Rating																				
<p>Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #4F81BD; color: white; padding: 2px;">(92 plus) <b>A</b></td> <td style="background-color: #70AD47; color: white; padding: 2px;">(81-91) <b>B</b></td> <td style="background-color: #92D050; color: white; padding: 2px;">(69-80) <b>C</b></td> <td style="background-color: #F0E68C; color: white; padding: 2px;">(55-68) <b>D</b></td> <td style="background-color: #F4A460; color: white; padding: 2px;">(39-54) <b>E</b></td> <td style="background-color: #E74C3C; color: white; padding: 2px;">(21-38) <b>F</b></td> <td style="background-color: #C0392B; color: white; padding: 2px;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="6" style="font-size: small; padding: 2px;">Not energy efficient - higher running costs</td> </tr> </table>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	Not energy efficient - higher running costs						<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: middle; font-size: 24px;">66</td> <td style="text-align: center; vertical-align: middle; font-size: 24px;">75</td> </tr> </tbody> </table>	Current	Potential	66	75	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>	
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Top actions you can take to save money and make your home more efficient																				
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal																	
1 Flat roof insulation	£850 - £1,500	£ 87																		
2 Internal or external wall insulation	£4,000 - £14,000	£ 183																		
3 Low energy lighting for all fixed outlets	£10	£ 39																		
See page 3 for a full list of recommendations for this property.																				
<p>To find out more about the recommended measures and other actions you could take today to save money, visit <a href="http://www.gov.uk/energy-grants-calculator" style="color: white;">www.gov.uk/energy-grants-calculator</a> or call <b>0300 123 1234</b> (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.</p>																				