



Cedar Court, Egham, TW20 9DB

OIEO £250,000 Leasehold

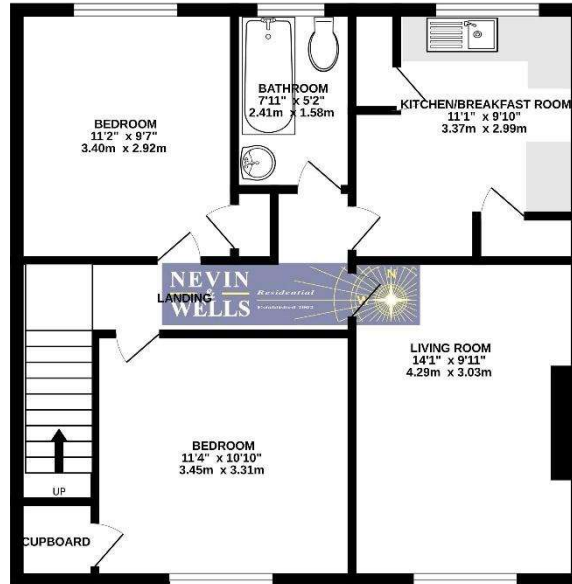


An ideal first time purchase or investment property, this two double bedroom first floor maisonette located in a quiet cul-de-sac, just off the High Street and within a short walk of the new Magna Square development with Everyman Cinema. The property hosts spacious lounge, separate kitchen and family bathroom. There is gas central heating and parking on street available. **Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

Cedar Court, Egham, Surrey, TW20 9DB

FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 617 sq ft (57.3 sqm) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of all floors, sections, areas and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any particular purchase. The services, options and appliances shown here are not guaranteed and their availability or efficiency can be given. Made with [Floorplan](#) software.

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

EPC

18, Cedar Court Egham TW20 9DB	Energy rating D
Valid until 17 August 2026	Certificate number 0744-2886-7787-9796-9285

Property type	Top-floor maisonette
Total floor area	59 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is D. 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

COUNCIL TAX BAND:
LEASE EXPIRES:
GROUND RENT:

C - Runnymede Borough Council
December 2127
£200 per annum