

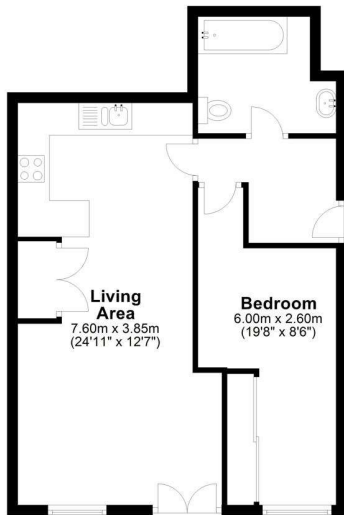


HIGH STREET, EGHAM, SURREY, TW20 9EY

£240,000 Leasehold

Ground Floor

Approx. 49.3 sq. metres (530.2 sq. feet)



Total area: approx. 49.3 sq. metres (530.2 sq. feet)

Energy performance certificate (EPC)		
Flat 2 Church Court 64 High Street EGHAM TW20 9EY	B	Valid until: 9 February 2033 Certificate number: 0987-0323-6006-1370-2382
Property type	Top-floor flat	
Total floor area	49 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 https://www.gov.uk/guidance/landlords-requirements-to-improve-energy-efficiency-in-private-social-housing		
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.		
	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	

Built in 2012 to a very high specification by Messers Cannon Properties Limited is this one bedroom second floor apartment overlooking Egham High Street, Magna Square with Everyman Cinema and just a few minutes from mainline train station. The property offers spacious fully fitted kitchen/lounge, double bedroom and bathroom. Further benefits include video entry system and parking to rear. A great purchase for a first time buyer or investor. **Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

Clarke Court, High Street, Egham, Surrey, TW20 9EY

Video entry phone system, centrally controlled and entry door to:-

BATHROOM: Comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, low level W.C, tiled walls and tiled flooring.

KITCHEN: Comprising a range of cream base and eye level units with rolled edge work surfaces, built in washing machine, dishwasher and fridge/freezer, electric oven and hob with extractor over and laminate tiled effect flooring.

LIVING AREA: **7.60m x 3.85m (24'11 x 12'7)** Storage cupboard housing eco-friendly boiler, radiator, wood flooring and front aspect double glazed windows.

BEDROOM: **6.00m x 2.60m (19'8 x 8'6)** Built in double wardrobe, fitted carpet, radiator, Sky point and front aspect double glazed windows.

OUTSIDE:

PARKING: Allocated parking space to rear.

LEASE: 245 years from 1 March 2011.

GROUND RENT: £180.00 per annum. We await written confirmation.

SERVICE CHARGE: £290.00 per quarter (including buildings insurance). We await written confirmation.

COUNCIL TAX BAND: C - Runnymede Borough Council

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



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Scan the QR code to follow us on instagram

All measurements are approximate. Nevin and Wright Residential have not tested any systems or appliances.