



Refurbished to an exceptional standard, this spacious studio apartment is situated in the heart of Egham Town Centre. Benefits include luxury shower room, gloss grey fitted kitchen, oak effect flooring, full double glazing and private allocated parking. Access to leisure centre, mainline station and High Street is a few minutes' walk away. Sold with new 125 year lease. **Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

**Runnemedde Road, Egham, Surrey, TW20 9DQ**

Communal entry door, stairs to second floor. Own front door into:

**ENTRANCE HALLWAY:** 1.90m x 0.88m (6'2 x 2'10) Oak effect flooring, access to fuse board.

**SHOWER ROOM:** 2.12m x 1.72m (7'0 x 5'8) Luxury white suite comprising W.C with concealed flush, wash hand basin set into vanity unit with cupboards underneath, ceramic tiled floor, large shower cubicle housing electric mixer shower, part tiled walls, electric radiator, extractor fan, storage shelves, hatch to loft space.

**STUDIO:** 4.96m x 3.29m (16'4 x 10'10) Electric convector heater, oak effect floor, cornice coved ceiling, pull down single bed. Dual aspect double glazed windows to side and rear. Open plan into:

**KITCHEN:** 1.83m x 1.74m (6'0 x 5'8) Dark grey base and eye level units with wooden effect worktops, grey splashback, integrated washing machine and fridge, built in electric oven and hob, stainless steel extractor hood, oak effect flooring. Stainless steel sink unit with chrome mixer tap. Double glazed window to side.

**OUTSIDE**

**COMMUNAL GARDEN:** Well planted communal gardens to side of building.

**PARKING:** Allocated parking space.

**LEASE:** Sold with new 125 year lease.

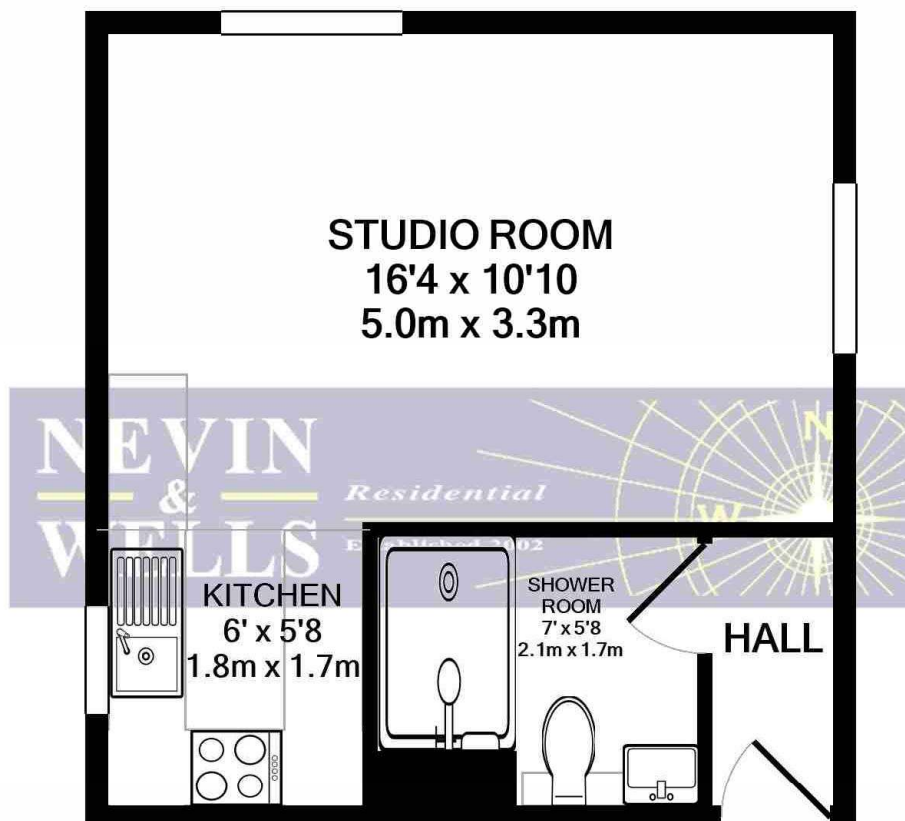
**SERVICE CHARGE:** £720.00 per annum

**GROUND RENT:** £175.00 per annum

**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 267 SQ.FT. (24.8 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

**Energy Performance Certificate** 


Flat 6 Wren Court, 6, Runnemedde Road, EGHAM, TW20 9DQ

Dwelling type: Top-floor flat      Reference number: 0878-8063-7271-2074-4910  
 Date of assessment: 03 September 2014      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 03 September 2014      Total floor area: 26 m<sup>2</sup>

**Use this document to:**

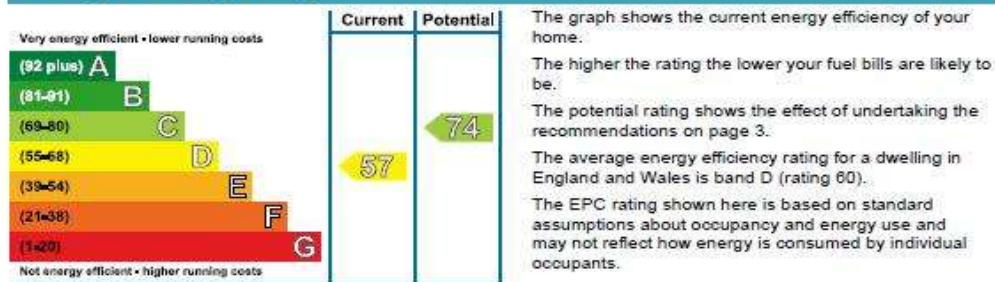
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,653</b>
<b>Over 3 years you could save</b>	<b>£ 657</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 120 over 3 years	£ 66 over 3 years	
Heating	£ 1,164 over 3 years	£ 633 over 3 years	
Hot Water	£ 369 over 3 years	£ 297 over 3 years	
<b>Totals</b>	<b>£ 1,653</b>	<b>£ 996</b>	

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.

**Energy Efficiency Rating**



**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 132
2 Low energy lighting for all fixed outlets	£25	£ 36
3 Fan-assisted storage heaters	£300 - £400	£ 378

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.