



Queens Road, Surrey, TW20 9RS

£280,000 Leasehold



Situated in the centre of Egham, within a few minutes walk of the station and Magna Square, a two double bedroom first floor maisonette in good condition throughout. The property offers spacious lounge/diner, modern kitchen and luxury shower room. In addition the property benefits from a private garden and garage to the rear. An ideal investment or first time purchase with NO ONWARD CHAIN. **Zero stamp duty for FIRST TIME BUYERS up to £425,000**

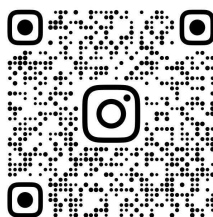
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Front door leading into:

- ENTRANCE LOBBY:** Stairs to first floor.
- LANDING:** Side aspect double glazed window, radiator, fuse box cupboard, loft access and doors to all rooms.
- LOUNGE:** 4.88m x 3.01m (16' x 9'10) Radiator, front aspect double glazed window. Doorway into:
- KITCHEN:** 3.09m x 2.10m (10'2 x 6'10) Wood effect flooring, range of base and eye level units, stainless steel one and half bowl sink and drainer with mixer tap, tiled splashback, space for low level fridge freezer and washing machine, fitted electric oven, gas hob with fitted extractor over. Front aspect double glazed window.
- BATHROOM:** 2.74m x 2.10m (9' x 6'10) Tiled floor, cupboard housing gas boiler, radiator, enclosed shower unit housing chrome mixer shower, low level W.C, wash hand basin with storage under. Side aspect double glazed window.
- BEDROOM ONE:** 4.57m x 2.80m (15' x 9'2) Radiator. Rear aspect double glazed window.
- BEDROOM TWO:** 3.61m x 2.29m (11'10 x 7'6) Radiator. Rear aspect double glazed window.

OUTSIDE

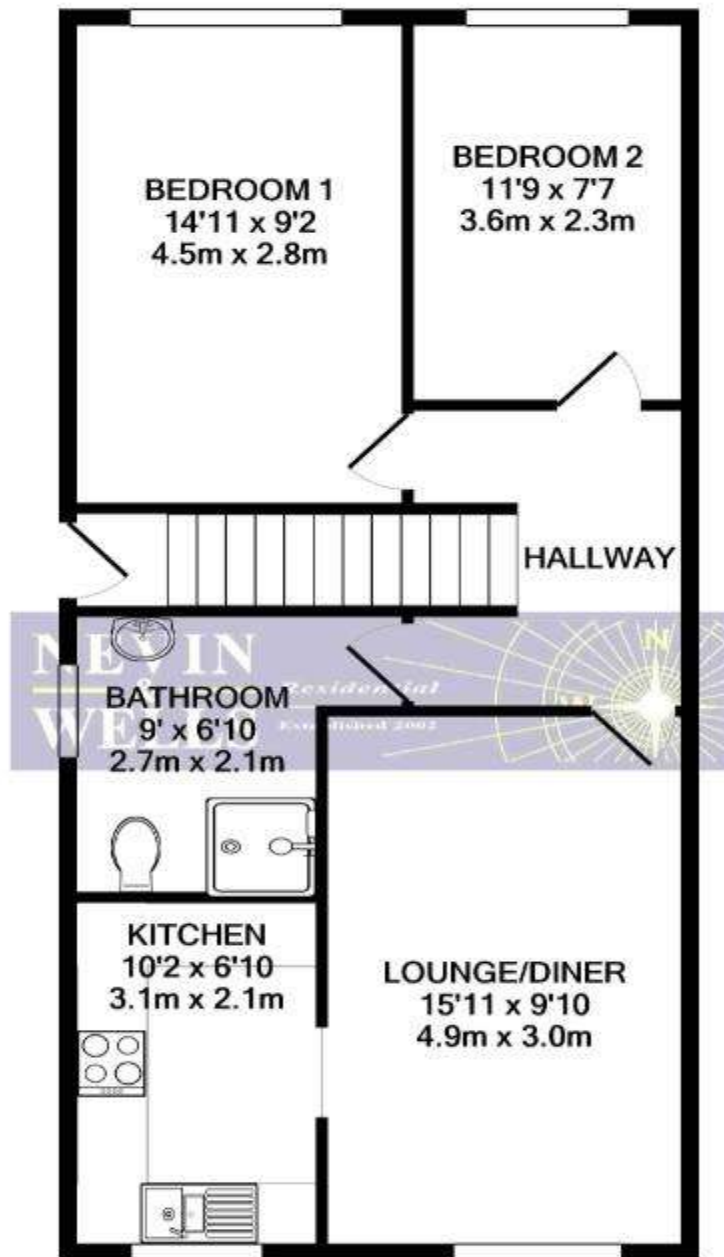
- GARDEN:** Courtyard garden area to rear.
- PARKING:** There is parking to the rear.
- GARAGE:** Single garage in block, up and over door.
- LEASE:** This property has a lease term of 199 years from 1971
- GROUND RENT:** £35.00 per annum.
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



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FLOORPLAN



TOTAL APPROX. FLOOR AREA 608 SQ.FT. (56.5 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		HM Government	
21b, Queens Road, EGHAM, TW20 9RS			
Dwelling type:	Top-floor flat	Reference number:	8405-7690-5929-1007-5463
Date of assessment:	01 April 2016	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	01 April 2016	Total floor area:	62 m ²
Use this document to:			
<ul style="list-style-type: none"> 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 			
Estimated energy costs of dwelling for 3 years:			£ 1,656
Over 3 years you could save			£ 459
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 132 over 3 years	
Heating	£ 1,146 over 3 years	£ 774 over 3 years	
Hot Water	£ 288 over 3 years	£ 291 over 3 years	
Totals	£ 1,656	£ 1,197	
<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> <p>(82 plus) A</p> <p>(81-81) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient • higher running costs</p>	<p>Current</p> <p>71</p>	<p>Potential</p> <p>79</p>	<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>
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	£ 93	
2 Cavity wall insulation	£500 - £1,500	£ 288	
3 Low energy lighting for all fixed outlets	£35	£ 81	
<p>To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.</p>			