



A stunning two double bedroom first floor apartment located in a modern built development. The property boasts high specification features throughout, whilst offering en-suite facilities, open kitchen/living, family bathroom and fitted wardrobes in both bedrooms. Further benefits include audio entrance system, allocated parking and secure bike store. The River Thames tow path, High Street and train station are all within short walking distance, making a perfect location for any resident or investor with an anticipated income of £1,800 pcm. **NO ONWARD CHAIN.**

**One High Street, Egham, Surrey, TW20 9HH**

Front door to:

**ENTRANCE  
HALLWAY:**

Amtico flooring, doors to all rooms, storage cupboard.

**KITCHEN/LIVING:** 6.79m x 3.91m (22'3 x 12'10) Contemporary kitchen comprising eye and base level units incorporating stone worktops. Fitted single oven with ceramic hob and extractor over, integrated 70/30 fridge/freezer, slimline dishwasher and washer dryer. Stainless steel bowl with mixer tap over. LED under wall lighting, Amtico flooring, wall mounted electric heaters, double glazed windows with fitted low level shutter blinds.

**BEDROOM ONE:** 4.20m x 3.43m (13'9 x 11'3) Carpet, double glazed window with fitted low level shutter blind, wall mounted electric heater, fitted double wardrobe with sliding doors. Door to:

**EN-SUITE:** Storage basin unit with chrome mixer tap, mirror above, wall mounted concealed W.C with chrome dual flush, tile enclosed walk in shower with fixed head unit, tiled floors and electric chrome towel rail.

**BEDROOM TWO:** 3.69m x 2.60m (12'1 x 8'6) Carpet, wall mounted electric heater, double glazed window with fitted low level shutter blind.

**BATHROOM:** Wall hung storage basin unit with chrome mixer tap and mirror above, wall hung enclosed W.C with chrome dual flush, bath with tiled surround and handheld shower attachment, foldable glass shower screen, tiled flooring and chrome electric towel rail.

**PARKING:** Allocated parking space with the property.

**OUTSIDE** Pathway stretching around the perimeter, with hedge/shrub surround, secure bike store and communal bin area.

**LEASE:** 125 years from 2019

**SERVICE  
CHARGE:** £1,319.98 per annum

**GROUND RENT:** £362.00 per annum

**COUNCIL TAX  
BAND:** D - Runnymede Borough Council

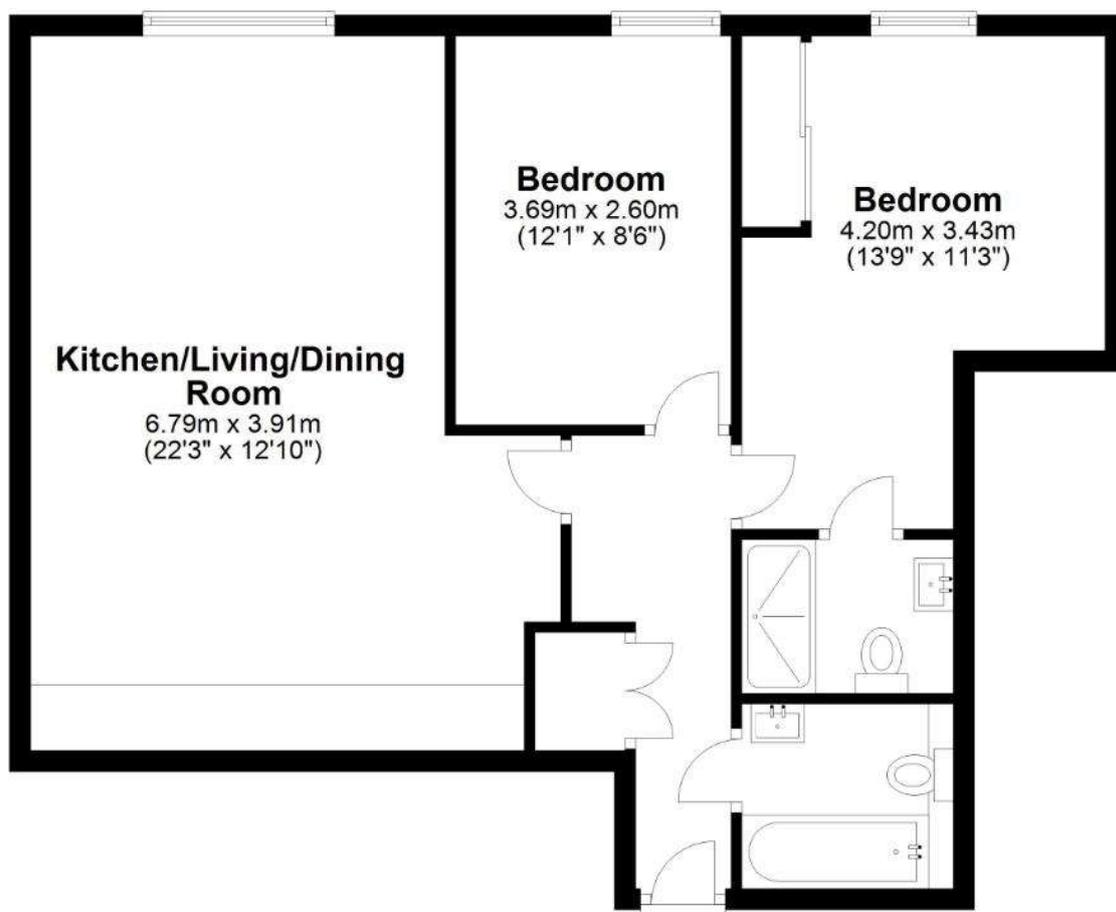
**VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

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FLOOR PLAN

**Ground Floor**

Approx. 67.3 sq. metres (724.3 sq. feet)



Total area: approx. 67.3 sq. metres (724.3 sq. feet)

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

One High Street, Egham, Surrey, TW20 9HH

EPC

Flat 1 One High Street EGHAM TW20 9HH		Energy rating <b>C</b>
Valid until <b>6 June 2028</b>	Certificate number <b>8768-7436-5810-5873-5902</b>	

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	79   c	79   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).