



Maple Court, Englefield Green, TW20 0SZ

£200,000 L/H



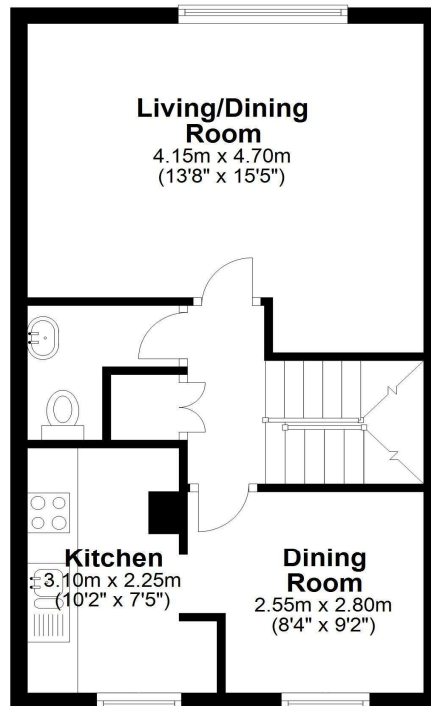
An excellent opportunity for an investment or first time buyer. This three bedroom split level maisonette offers a potential 11% rental yield. Accommodation comprises entrance hallway, landing, lounge/dining room, separate WC, kitchen/dining room, second floor bathroom and parking for one vehicle. Further benefits include double glazing throughout, electric heating and no onward chain.

Maple Court, Englefield Green, Surrey, TW20 0SZ

FLOOR PLAN

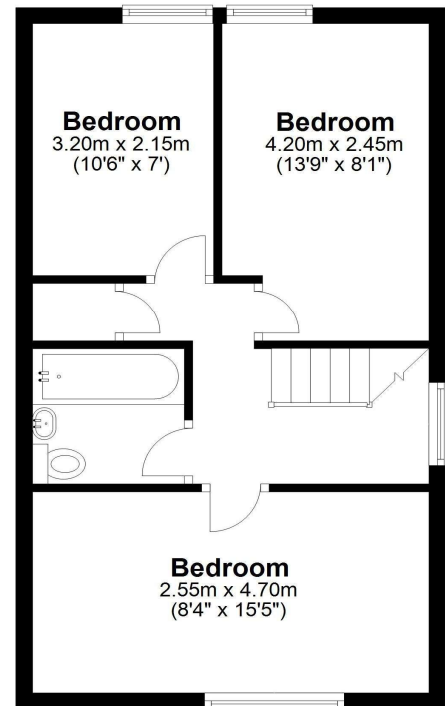
First Floor

Approx. 39.7 sq. metres (427.3 sq. feet)



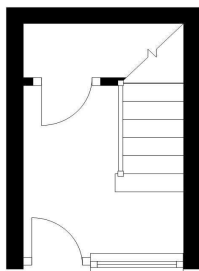
Second Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



Ground Floor

Approx. 5.5 sq. metres (59.3 sq. feet)



Total area: approx. 85.0 sq. metres (914.5 sq. feet)

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

EPC

15 Maple Court Englefield Green TW20 0SZ	Energy rating C
Valid until 6 January 2035	Certificate number 4835-3329-6400-0976-9206

Property type	Top-floor maisonette
Total floor area	79 square metres

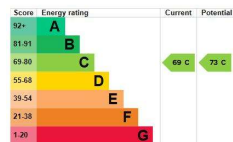
Rules on letting this property

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 rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



COUNCIL TAX BAND:

C - Runcymede Borough Council

LEASE:

80 years remaining. (Awaiting written confirmation)

GROUND RENT AND SERVICE CHARGE:

£251 per Annum (awaiting written confirmation)

VIEWINGS:

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

