



**The Carriages, Englefield Green, TW20 0NX**

**£367,500 L/H**



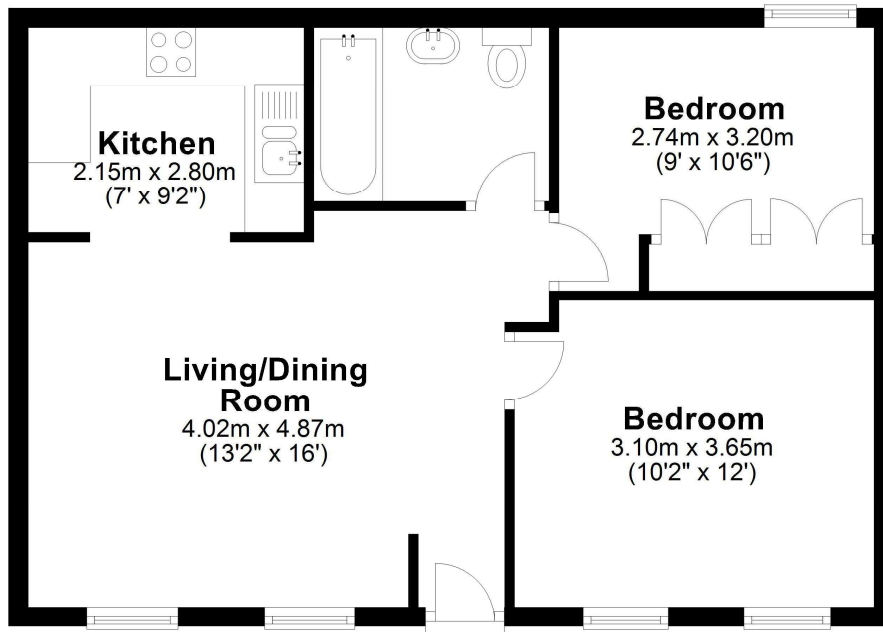
A stunning ground floor two bedroom maisonette, offering amazing views across the Village Green and beyond. This chain free home benefits from a spacious lounge/diner, fitted kitchen, modern white bathroom, double glazing, gas central heating, private courtyard and allocated parking. This property is also 'share of Freehold' and comes with a 974 year head-lease. Village shops, restaurants and Windsor Great Park are also close at hand.

**ZERO STAMP DUTY FOR FIRST TIME BUYERS UP TO £425,000**

# The Carriages, Barley Mow Road, Englefield Green, Surrey, TW20 0NX

## Ground Floor

Approx. 51.1 sq. metres (550.5 sq. feet)



Total area: approx. 51.1 sq. metres (550.5 sq. feet)

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

## EPC

**Energy performance certificate (EPC)**

Flat 1 The Carriages Barley Mow Road Englefield Green TW20 0NX	Energy rating <b>C</b>	Valid until: 20 June 2034
Property type Ground-floor flat		Certificate number: 6534-9228-4300-0629-9226
Total floor area 51 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**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](#).

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

The graph shows a vertical scale from A (82+) to G (1-20). A green arrow points to 'C' on the scale, and another green arrow points to 'C' on the 'Potential' side of the scale.

**COUNCIL TAX BAND:** D (Runnemede Borough Council)  
**LEASE:** 974 Years unexpired  
**SERVICE CHARGE:** 25% split of cost as required  
**GROUND RENT:** N/A as 'share of Freehold'

### 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)

