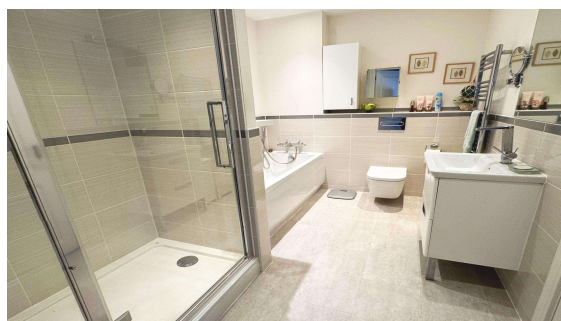
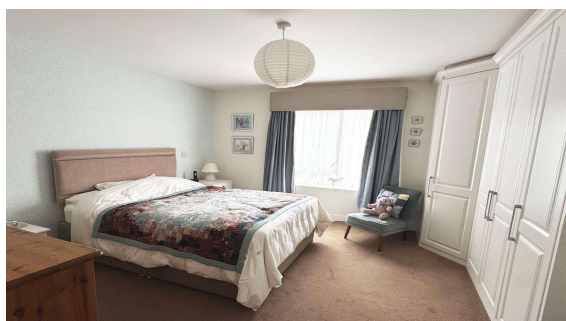
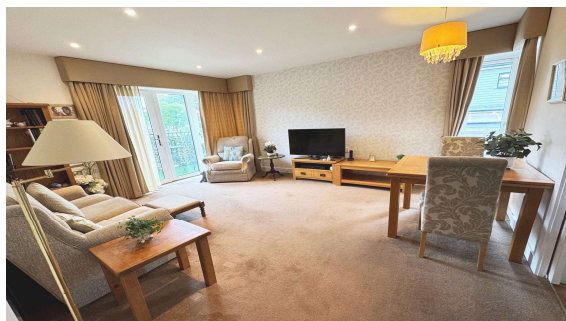




**Pooley Green Road, Surrey, TW20 8AL**

**£285,000 L/H**



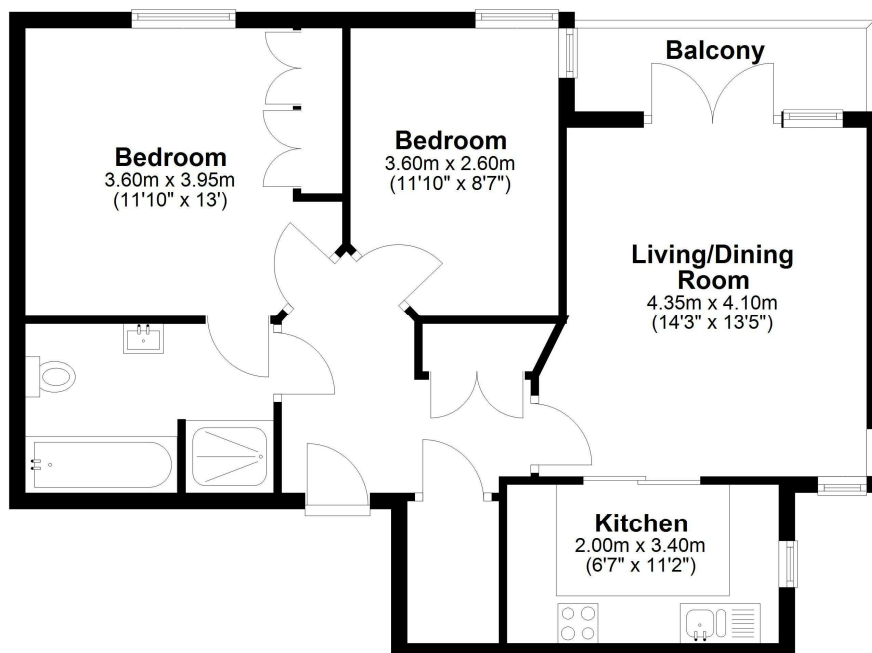
A superbly presented two bedroom ground floor apartment, situated in a downsizer development for the over 55's. This high specification property offers two double bedrooms, four piece 'Jack and Jill' bathroom, fully fitted kitchen with Bosch appliances, built-in wardrobes, private balcony, gas under floor heating and double glazing. Externally there is gated residents parking (first come first served) and landscaped communal gardens. The service charge is £2,200 p/a. Lease 990 years.

## Pooley Green Road, Egham, Surrey, TW20 8AL

### FLOOR PLAN

#### **Ground Floor**

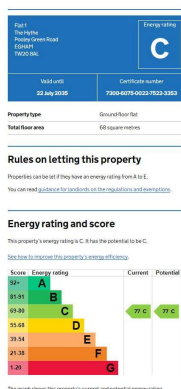
Approx. 64.8 sq. metres (697.7 sq. feet)



Total area: approx. 64.8 sq. metres (697.7 sq. feet)

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

### EPC



#### COUNCIL TAX BAND:

C - Runnymede Borough Council

#### SERVICE CHARGE:

£2200 per annum, including ground rent (awaiting written confirmation)

#### FACILITIES:

Residents lounge, coffee area, part time building superintendent

#### LEASE:

990 years unexpired (Awaiting written confirmation)

#### 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)

