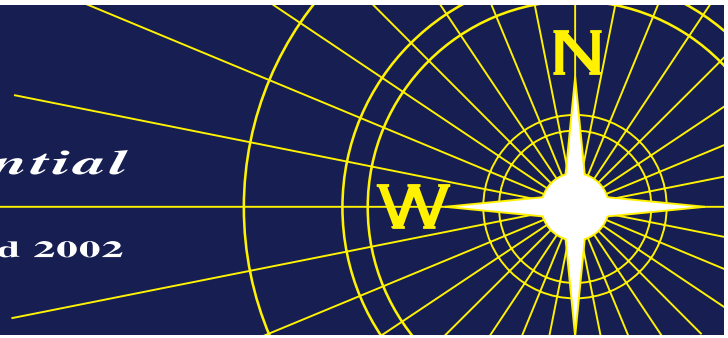


NEVIN & WELLS

Residential

Established 2002



Wesley Drive, Egham, Surrey, TW20 9JA

Offers in the region of £230,000 Leasehold



A very well-presented ground floor apartment located in central Egham, five minutes walk from Egham mainline train station, High Street amenities and Egham Orbit. Accommodation comprises entrance hallway, lounge/dining room, kitchen, double bedroom with fitted wardrobes, bathroom, garden area and residents parking. Further benefits include NO ONWARD CHAIN and a new 99 year lease.

Wesley Drive, Egham, Surrey, TW20 9JA

Main door to:

**ENTRANCE
HALLWAY:**

Entrance hallway, laminate wood effect flooring, security entry phone system and doors to all rooms.

LOUNGE:

5.85m x 3.10m (19'2 x 10'2) Newly fitted carpet, electric radiator, side aspect double glazed window, rear aspect double glazed patio doors to garden.

FITTED KITCHEN:

2.79m x 1.90m (9'2 x 6'3) Comprising eye and base level units with rolled edge work surfaces, stainless steel drainer unit with mixer tap, fitted oven, hob and extractor over, space for other appliances, part tiled walls, vinyl flooring and rear aspect double glazed window.

**DOUBLE
BEDROOM:**

3.80m x 3.20m (12'6 x 10'6) Built in wardrobe, newly fitted carpet and front aspect double glazed window.

BATHROOM:

White three piece suite comprising panel enclosed bath with electric shower over, pedestal wash hand basin, low level W.C, airing/storage cupboard, vinyl flooring, extractor fan and part tiled walls.

LEASE:

New, 99 years on completion.

PARKING:

Residents parking.

GROUND RENT:

£150.00 per annum.

SERVICE CHARGE:

£750.00 per annum (to be confirmed)

VIEWINGS:

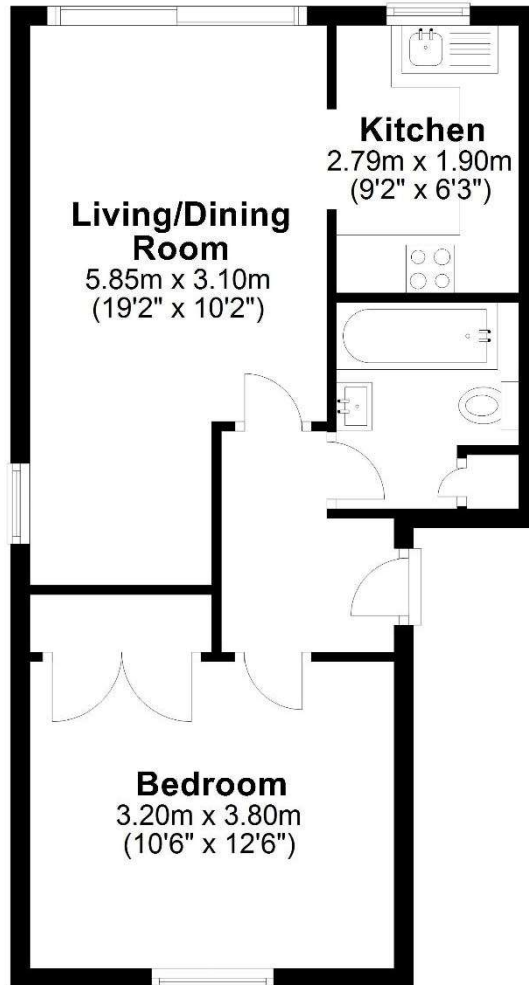
By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website www.nevinandwells.co.uk

Wesley Drive, Egham, Surrey, TW20 9JA

FLOORPLAN

Ground Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



Total area: approx. 44.0 sq. metres (473.4 sq. feet)

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

Wesley Drive, Egham, Surrey, TW20 9JA

EPC

Energy performance certificate (EPC)		
33 Wesley Drive EGHAM TW20 9JA	Energy rating D	Valid until: 19 December 2031 Certificate number: 9100-2550-4020-2129-9671
Property type	Ground-floor flat	
Total floor area	44 square metres	

Rules on letting this property

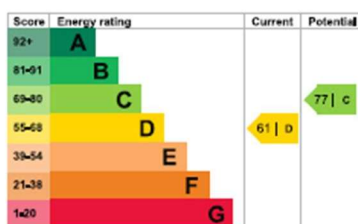
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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



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

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

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60