



Fairhaven Court, Egham, Surrey, TW20 9DH £165,000 Leasehold



A superbly presented two bedroom first floor retirement flat, with chairlift, for ladies over 55 and gentlemen over 60 years of age. Benefits include dual aspect lounge/diner, cream fitted kitchen, luxury white shower room, double glazing, electric heating and security-phone entry. There is resident parking and communal lounge. Minutes from all amenities. Sold with new lease.



Fairhaven Court, Egham, Surrey, TW20 9DH

Private front door with own stairlift. Front door into:

LOUNGE/DINER: 5.63m x 3.58m (18'6 x 11'8) Electric storage heater, coved ceiling, feature electric fire. Dual aspect double glazed windows to side and rear. Double doors into:

KITCHEN: 2.38m x 2.38m (7'10 x 7'10) Cream coloured base and eye level units, wood effect laminate worktops, part tiled walls, carousel unit, integrated fridge/freezer, built in washing machine, concealed lighting. One and half bowl stainless steel unit with chrome mixer tap, built in electric oven and four ring halogen hob, overhead extractor. Double glazed window to front.

BEDROOM ONE: 3.56m x 3.35m (11' x 11') Electric convector heater, built in double wardrobe. Double glazed window to rear.

SHOWER ROOM: 2.22m x 1.69m (7'4 x 5.4) Luxury white suite comprising low level W.C, pedestal wash hand basin set into vanity unit, shower cubicle housing electric mixer shower, part tiled walls, chrome radiator, extractor fan.

BEDROOM TWO: 3.24m x 2.08m (10'8 x 6'10') Electric convector heater, built in wardrobe. Double glazed window to front.

OUTSIDE

COMMUNAL GARDEN: Communal gardens for the use of residents with seating areas.

PARKING: Residents parking on a 'first come-first served' basis.

LEASE: New extended 155 year lease within the sale.

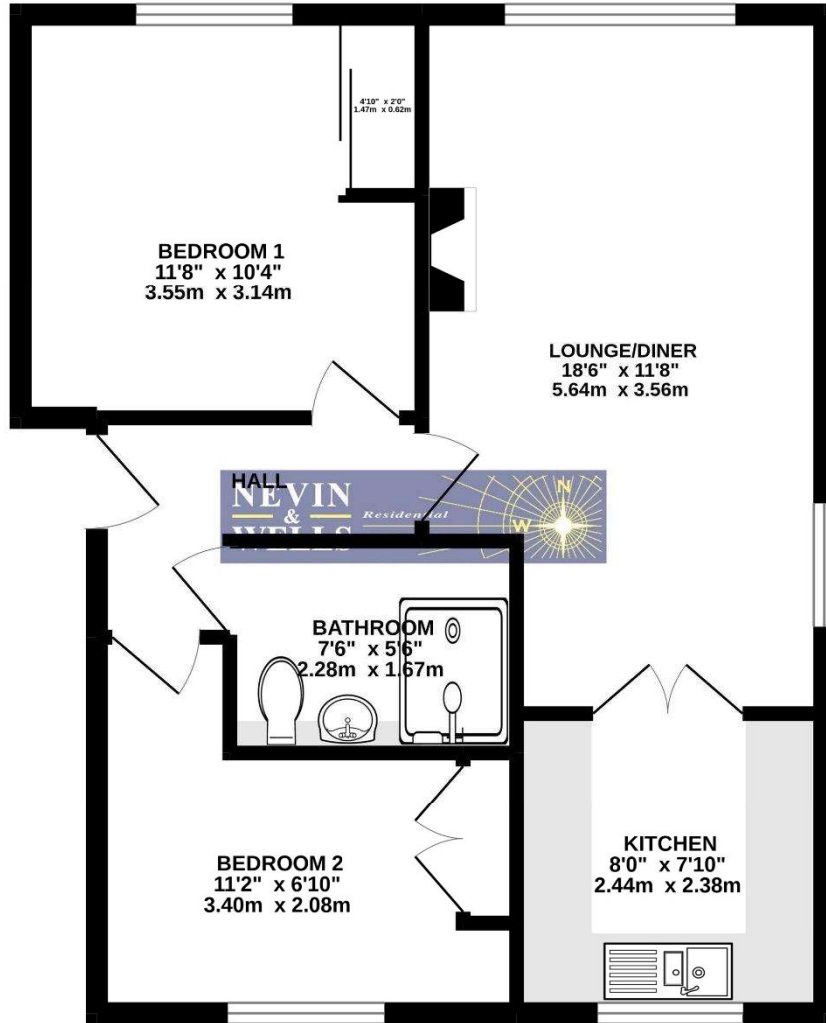
SERVICE CHARGE: Approximately £2450 per annum, including ground rent and building insurance.

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

Fairhaven Court, Egham, Surrey, TW20 9dH

FLOORPLAN

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022

Fairhaven Court, Egham, Surrey, TW20 9DH

EPC

Energy performance certificate (EPC)		
Flat 38 Fairhaven Court Fairhaven EGHAM TW20 9DH	Energy rating C	Valid until: 5 April 2032 Certificate number: 0190-2246-9040-2102-8611

Property type	Top-floor flat
Total floor area	52 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 C. 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

