

A very well presented two storey maisonette located in the heart of Egham town centre. Benefits include a large 60ft private rear garden, garage in block, a recently installed kitchen/breakfast room, lounge/dining room, separate W.C, two double bedrooms, first floor family bathroom, double glazed throughout and electric heating. Situated within yards of the newly completed Magna Square development, High Street amenities and mainline train station.

Grange Court, Grange Road, Egham, TW20 9QF

Double glazed main door to:

**ENTRANCE
HALLWAY:**

Stairs to first floor, under stair storage cupboard, laminate wood effect flooring and doors to all rooms.

**RECENTLY
INSTALLED
KITCHEN/
BREAKFAST
ROOM:**

3.30m x 3.00m (10'10 x 9'10) Fitted kitchen comprising eye and base level unit with square edge work surfaces, fitted oven, hob and extractor over, fitted dishwasher, stainless steel drainer unit with mixer tap, part tiled walls, electric heater, built in microwave, laminate wood effect flooring, breakfast bar and front aspect double glazed window.

**DOWNSTAIRS
W.C:**

Low level W.C, vanity enclosed wash hand basin, part tiled walls, tiled flooring and side aspect opaque double glazed window.

**LOUNGE/DINING
ROOM:**

4.90m x 3.00m (16'1 x 9'10) Coved ceiling, electric heater, laminate wood flooring and rear aspect double glazed doors.

**FIRST FLOOR
LANDING:**

Airing/storage cupboard, handrail and balustrading, electric heater and doors to all rooms.

BEDROOM ONE:

3.30m x 3.00m (10'10 x 9'10) Coved ceiling, built in wardrobes, electric heater with decorative covering and front aspect double glazed window.

BEDROOM TWO:

3.70m x 3.00m (12'2 x 9'10) Built in wardrobes, electric heater with decorative covering and rear aspect double glazed window.

BATHROOM:

White three piece suite comprising panel enclosed bath with electric shower over and glass shower screen, pedestal wash hand basin, low level W.C, fully tiled walls, heated towel rail, vinyl flooring and extractor fan.

OUTSIDE

**PRIVATE REAR
GARDEN:**

Approximately 60ft (Southerly aspect). Patio areas, external tap, external lighting, timber shed, well established flower, shrub and tree borders, enclosed by panel fencing and gated access to either side of garden.

LEASE:

Approximately 156 years remaining

**COUNCIL TAX
BAND:**

D - Runnymede Borough Council

VIEWINGS:

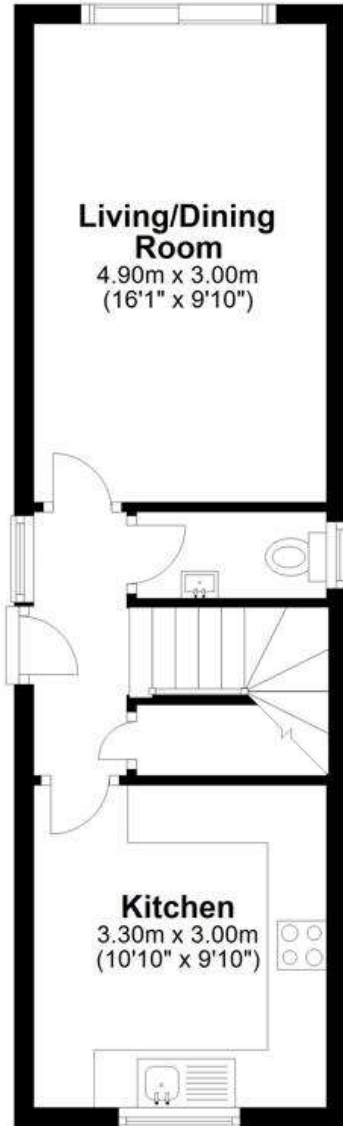
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

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FLOORPLAN

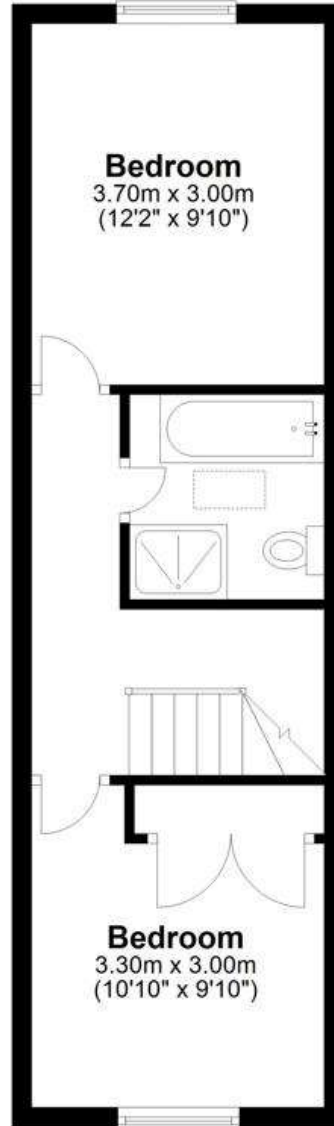
Ground Floor

Approx. 33.3 sq. metres (358.0 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.0 sq. feet)



Total area: approx. 66.5 sq. metres (715.9 sq. feet)

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

Grange Court, Grange Road, Egham, Surrey, TW20 9QF

EPC

Energy performance certificate (EPC)		
1 Grange Court Grange Road EGHAM TW20 9QF	Energy rating E	Valid until: 30 June 2032 Certificate number: 0140-2010-8060-2272-3635
Property type	Semi-detached house	
Total floor area	67 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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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