



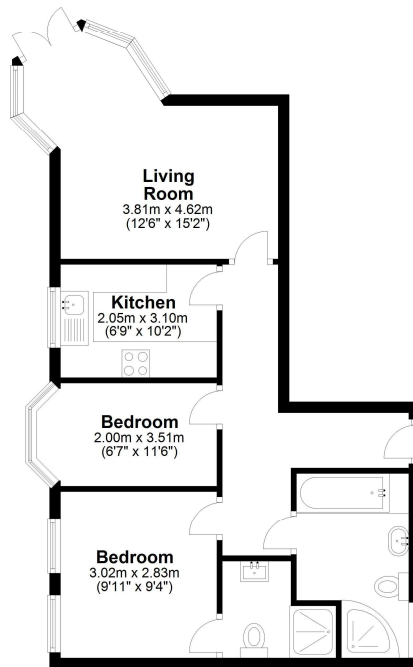
Ideal first time purchase or investment property. This top floor two double bedroom turret apartment is perfectly positioned between the High Street and mainline station, with balcony views across Egham. The property includes fully fitted two tone kitchen, lounge, en-suite facilities, entry phone system and underground parking. **NO ONWARD CHAIN.**

## Station Road, Egham, Surrey, TW20 9FD

### FLOOR PLAN

#### **Second Floor**

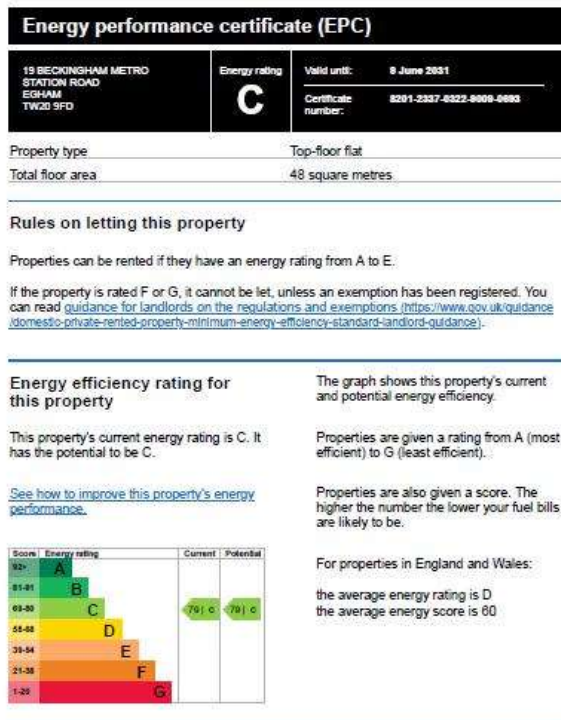
Approx. 53.3 sq. metres (574.0 sq. feet)



Total area: approx. 53.3 sq. metres (574.0 sq. feet)

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

### EPC



**LEASE:**  
**GROUND RENT:**  
**SERVICE CHARGE:**

**150 yrs from 25/12/2020**  
**£150 per year**  
**£150 per month**