



A stunning and very spacious one bedroom second floor apartment, situated within a few minutes' walk of mainline station and High Street shops. This modern property benefits from gloss grey kitchen with built in oven and hob, luxury white shower room, gas central heating, double glazing, security entryphone and ample storage. There is also an allocated parking space in addition to visitors spaces. The property is currently let for £1050.00 per calendar month, until September 2022. **INVESTMENT BUYERS ONLY. Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

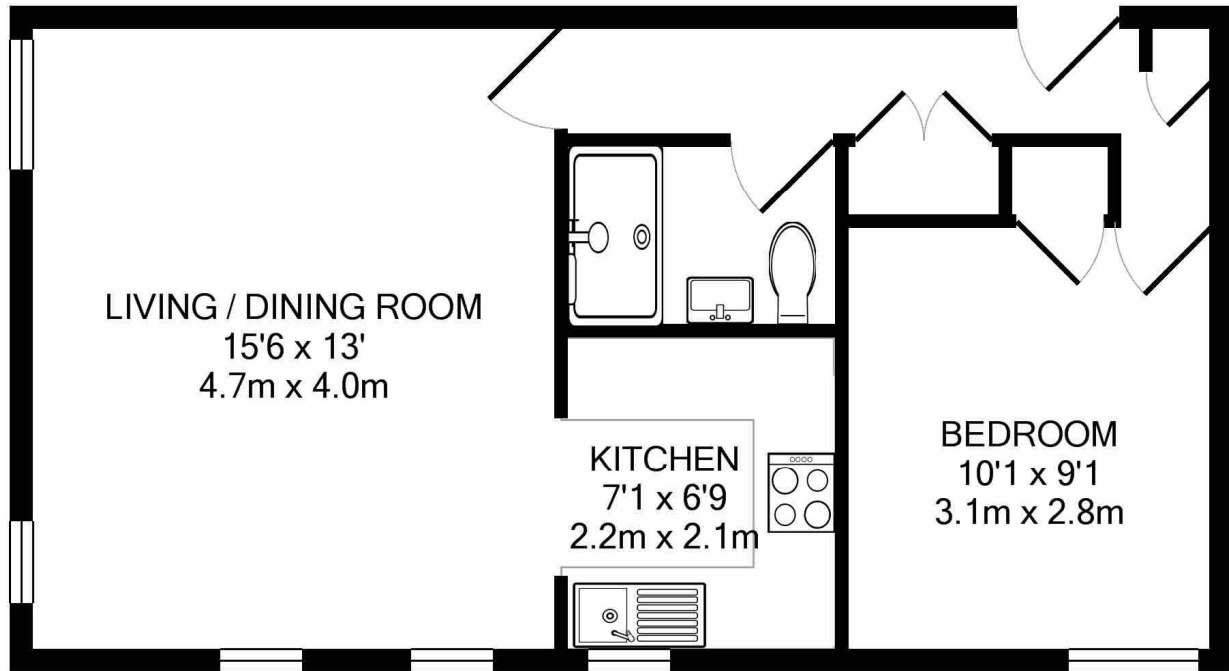
**St Johns Court, Egham, Surrey, TW20 9QA**

<b><u>COMMUNAL DOOR:</u></b>	With entryphone system. Stairs to second floor landing. Own front door into:-
<b><u>ENTRANCE HALL:</u></b>	<b>14'6" x 2'8" (4.42m x 0.81m)</b> Radiator, coved cornice ceiling, oak effect flooring, double storage cupboard, wall mounted entryphone receiver.
<b><u>LOUNGE/DINER:</u></b>	<b>15'6" x 13'2" (4.73m x 4.02m)</b> Radiator, coved cornice ceiling. Four dual aspect double glazed windows to side and front. Open plan into:-
<b><u>KITCHEN:</u></b>	<b>7'2" x 6'10" (2.18m x 2.08m)</b> Range of gloss grey base and eye level units, built in electric oven and four ring Halogen hob, overhead extractor filter, wood block worktops, space for fridge, space for washing machine, gas combination boiler, built in dishwasher, stainless steel single bowl, single drainer sink unit with chrome mixer tap.
<b><u>BEDROOM:</u></b>	<b>10'2" x 9'2" (3.10m x 2.79m)</b> Radiator, coved cornice ceiling, built in single wardrobe. Double glazed window to side.
<b><u>BATHROOM:</u></b>	<b>6'10" x 5' (2.08m x 1.52m)</b> Luxury white suite comprising low level WC with concealed flush, pedestal wash hand basin, full width shower cubicle housing chrome mixer shower, chrome radiator, fully tiled walls, ceramic tiled floor, ceiling mounted extractor fan.
<b><u>PARKING:</u></b>	Allocated parking space in addition to visitors spaces.
<b><u>GARDENS:</u></b>	Communal gardens to front and side, mainly laid to lawn.
<b><u>LEASE:</u></b>	89 years unexpired. (We are awaiting written clarification)
<b><u>GROUND RENT:</u></b>	£150.00 per annum
<b><u>SERVICE CHARGE:</u></b>	£1226.00 per annum

**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)

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FLOOR PLAN



10 ST JOHN'S COURT, EGHAM, TW20 9QA

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

10 St. Johns Court Church Road EGHAM TW20 9QA		Energy rating <b>C</b>
Valid until <b>27 March 2028</b>	Certificate number <b>0445-2858-6377-9528-2951</b>	

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	71   c	75   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.

The average energy rating and score for a property in England and Wales are D (60).