



Orchid Court, Albany Place, Egham, TW20 9HA **£180,000 Share of F/H**



A freshly decorated and re-carpeted two bedroom ground floor flat, set in a retirement development for the over 55's, with door onto the gardens, situated within a five minute walk of Egham High Street. Benefits include double glazing, large bathroom, electric heating, security entry phone and house manager. There are neatly kept communal gardens and visitors parking. There is also a resident's lounge and guest suite. **NO ONWARD CHAIN.**

Orchid Court, Albany Place, Egham, Surrey, TW20 9HA

Electronically operated security intercom on communal door into communal hall, stairs or lift facility to other floors, access to communal lounge and guest suite. Access to House Manager's office (available Monday to Friday only). Private front door into:-

ENTRANCE HALL: 5.07m x 0.95m (16'8 x 3'2) L-Shaped - Airing cupboard housing hot water cylinder, storage cupboard, electric storage heater.

LOUNGE/DINING ROOM: 5.00m x 3.00m (16'5 x 9'10) Electric storage heater, coved ceiling. Double glazed French doors onto private patio. Arch into:

KITCHEN: 3.00m x 1.79m (9'10 x 5'10) Range of base and eye level units, space for fridge and washing machine, part tiled walls, new electric oven, four ring halogen hob, extractor filter. Stainless steel single bowl, single drainer sink with chrome taps. Double glazed window to side.

BEDROOM ONE: 3.15m x 2.74m (10'4 x 9') Built in triple wardrobe. Double glazed window to side.

BEDROOM TWO: 3.00m x 2.14m (9'10 x 7') Double glazed window to side.

BATHROOM: 2.50m x 1.69m (8'2 x 5'6) Suite comprising low level W.C, wash hand basin, panel bath with electric mixer shower over, part tiled walls, wall mounted electric fan heater, extractor fan.

OUTSIDE

COMMUNAL GARDENS: Beautifully landscaped communal gardens with seating area, various mature trees and shrubs, courtesy lighting, outside tap and access to bin area. The service charge includes the cost of a gardener and cleaner.

PARKING: Residents parking spaces plus visitors slots, on a 'first come first served' basis. Approached via private driveway off Albany Place.

SERVICE CHARGE: £246.00 per calendar month (approximately, awaiting written confirmation).

GROUND RENT: Leaseholders own share of freehold (awaiting written confirmation).

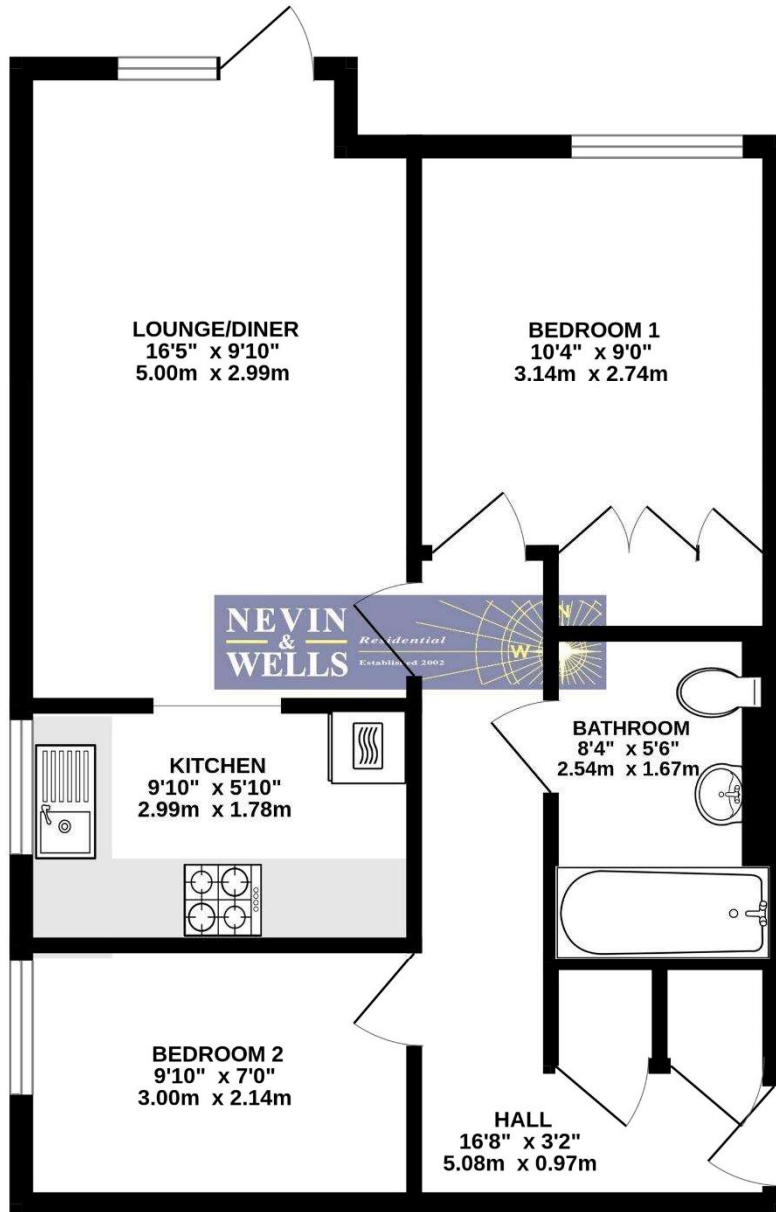
LEASE: 999 years from 1990 (awaiting written confirmation).

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

Orchid Court, Albany Place, Egham, Surrey, TW20 9HA

FLOORPLAN

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 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 Metronix ©2022

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

Orchid Court, Albany Place, Egham, Surrey, TW20 9HA

EPC

9 Orchid Court Albany Place EGHAM TW20 9HA		Energy rating C
Valid until 29 March 2033	Certificate number 0190-2190-7276-2977-9891	

Property type	Ground-floor flat
Total floor area	50 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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