



**Fairhaven Court, Egham, TW20 9DH**

**£250,000 Leasehold**



Positioned on a quiet residential cul-de-sac, a spacious two bedroom ground floor retirement maisonette available to ladies over 55 and gentlemen over 60 years of age. Benefits include fitted kitchen, L-shaped lounge/diner, replacement shower room, full double glazing, electric central heating and residents parking spaces. Egham High Street and mainline station are within a few minutes walk. **NO ONWARD CHAIN.**

# Fairhaven Court, Egham, Surrey, TW20 9DH

## FLOORPLAN



Total area: approx. 56.1 sq. metres (603.4 sq. feet)

## EPC

Energy performance certificate (EPC)																																		
Flat 13 Fairhaven Court Fairhaven EGHAM TW20 9DH	Energy rating <b>C</b>	Valid until: 21 June 2033 Certificate number: 0110-2632-7166-2827-9415																																
Property type	Ground-floor flat																																	
Total floor area	56 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/landlords-letting-property-minimum-energy-efficiency-standards-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/landlords-letting-property-minimum-energy-efficiency-standards-landlord-guidance">https://www.gov.uk/guidance/landlords-letting-property-minimum-energy-efficiency-standards-landlord-guidance</a> ).																																		
<b>Energy rating and score</b>																																		
This property's current energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
<a href="#">See how to improve this property's energy efficiency.</a>		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.																																
<table border="1"><thead><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr></thead><tbody><tr><td>92+</td><td>A</td><td></td><td></td></tr><tr><td>81-91</td><td>B</td><td></td><td></td></tr><tr><td>69-80</td><td>C</td><td>71 C</td><td>78 C</td></tr><tr><td>55-68</td><td>D</td><td></td><td></td></tr><tr><td>39-54</td><td>E</td><td></td><td></td></tr><tr><td>21-38</td><td>F</td><td></td><td></td></tr><tr><td>1-20</td><td>G</td><td></td><td></td></tr></tbody></table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	71 C	78 C	55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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**SERVICE CHARGE:** 2023/24 - £1761.13 pa

**LEASE:** Approximately 150 years (being extended by current owners)

**COUNCIL TAX BAND:** D - Runnymede Borough Council

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