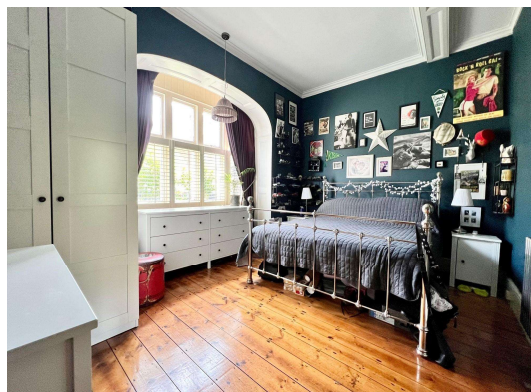




Denham Road, Egham, TW20 9DD OIEO £250,000 Leasehold



A truly unique property ! This 'larger than average' one bedroom ground floor conversion maisonette gives off a charming and eccentric vibe which will certainly have your guests 'wowed' ! Located in the heart of Historic Egham, offering spacious living room, separate kitchen, study area and family bathroom with claw bath and shower over. Egham's newly regenerated High Street, mainline station and River Thames tow path are all within a short walk. Contact sole agent for viewings.

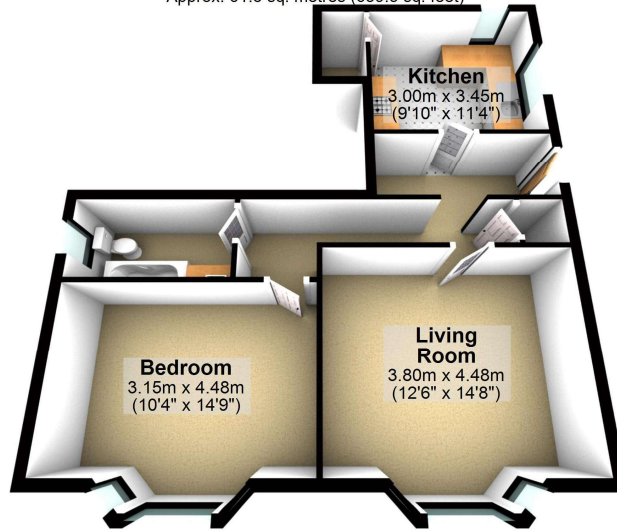
Zero stamp duty for FIRST TIME BUYERS up to £425,000.

Denham Road, Egham, Surrey, TW20 9DD

FLOOR PLAN

Ground Floor

Approx. 61.3 sq. metres (659.5 sq. feet)



Total area: approx. 61.3 sq. metres (659.5 sq. feet)

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

EPC

Energy performance certificate (EPC)		
4a, Denham Road EGHAM TW20 9DD	Energy rating E	Valid until: 6 August 2023 Certificate number: 8917-7328-1350-5233-0906
Property type	Ground-floor flat	
Total floor area	61 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

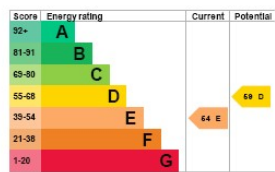
[See how to improve this property's energy efficiency.](#)

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



LEASE: 91 years

GROUND RENT: £100 per annum

COUNCIL TAX BAND: C - Runnymede Borough Council