



Wesley Drive, Egham, TW20 9JA

£245,000 Leasehold



A truly stunning one bedroom, ground floor apartment located close to the station, High Street and Magna Square with various restaurants and Everyman cinema. The current owner has completely modernised this property to now offer a brand new fitted kitchen and bathroom, as well as double glazing. There is a fantastic sized lounge with patio doors onto a garden area. An absolute gem in a prime location. **Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

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Communal door to entrance hall with wall mounted security phone and composite front door into:

ENTRANCE HALL: Stripped wooden floor, wall mounted security phone and doors to:

LOUNGE/DINER: 5.42m x 3.04m (17'9 x 10'0) Stripped wooden floor, wall mounted electric heater, sliding patio doors onto garden and doorway to:

MODERN KITCHEN: 2.34m x 2.04m (7'8 x 6'8) Gloss white with eye and base level units with wood effect work surfaces, concealed fridge/freezer, washer/dryer, and dishwasher, built in oven with four ring halogen hob and extractor over, part tiled walls, stripped wooden floor and double glazed window to rear.

BEDROOM: 3.83m x 3.21m (12'7 x 10'6) Built in double wardrobes, wall mounted electric heater and double glazed window to front.

MODERN BATHROOM: 2.38m x 2.04m (7'10 x 6'8) White suite comprising of low level W.C, vanity sink unit with mixer tap and cupboard below, panel enclosed bath with over head shower and screen, part tiled walls, fully tiled marble flooring, heated towel rail and built in airing cupboard.

OUTSIDE

GARDEN: Garden area with paved patio leading onto communal gardens.

PARKING: One allocated space and ample visitors parking.

LEASE: 189 years from 1986.

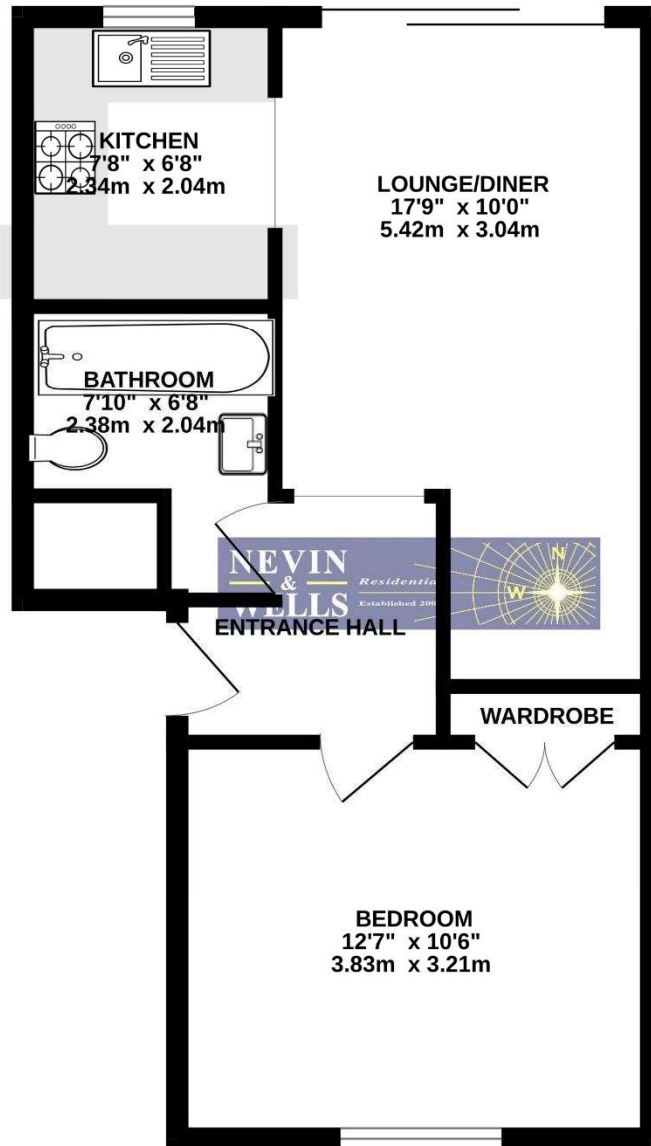
SERVICE CHARGE: £871.58 per annum (£72.63 per month)

VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437437 or visit www.nevinandwells.co.uk

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FLOORPLAN

GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 465 sq.ft. (43.2 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.
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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

39, Wesley Drive EGHAM TW20 9JA	Energy rating D
Valid until 7 January 2030	Certificate number 0860-2888-7292-2200-5811

Property type Ground-floor flat

Total floor area 45 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 D. 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		79 C
55-68	D	64 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