



Cedar Court, Egham, Surrey, TW20 9DB

£315,000 Leasehold



An absolutely stunning ground floor apartment located in a cul de sac within just yards of High Street amenities, Magna Square, mainline train station and The River Thames. Accommodation comprises entrance hallway, lounge, recently installed kitchen, luxury shower room, two double bedrooms and landscaped private rear garden.

Zero Stamp Duty for first time buyers up to £425,000

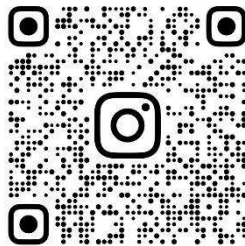
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Composite double glazed front door to:

- ENTRANCE HALLWAY:** Laminate wood effect flooring and doors to all rooms.
- LIVING/DINING ROOM:** **4.72m x 2.84m (15'6 x 9'4)** Coved ceiling, radiator, laminate wood effect flooring and front aspect double glazed window.
- RECENTLY INSTALLED KITCHEN:** **3.58m x 2.99m (11'9 x 9'10)** Comprising eye and base level units with square edge worktops, fitted oven, hob and extractor over, space for other appliances, part tiled walls, laminate wood effect flooring, rear aspect double glazed window and rear aspect double glazed door to garden.
- LUXURY SHOWER ROOM:** Comprising double shower cubicle, vanity enclosed wash hand basin, concealed low level W.C, extractor fan, part tiled walls, heated towel rail, tiled flooring and rear aspect double glazed window.
- BEDROOM ONE:** **3.68m x 2.97m (12'1 x 9'9)** Coved ceiling, radiator, laminate wood effect flooring and front aspect double glazed window.
- BEDROOM TWO:** **3.37m x 2.56m (11'1 x 8'5)** Coved ceiling, radiator, laminate wood effect flooring and rear aspect double glazed window.

OUTSIDE

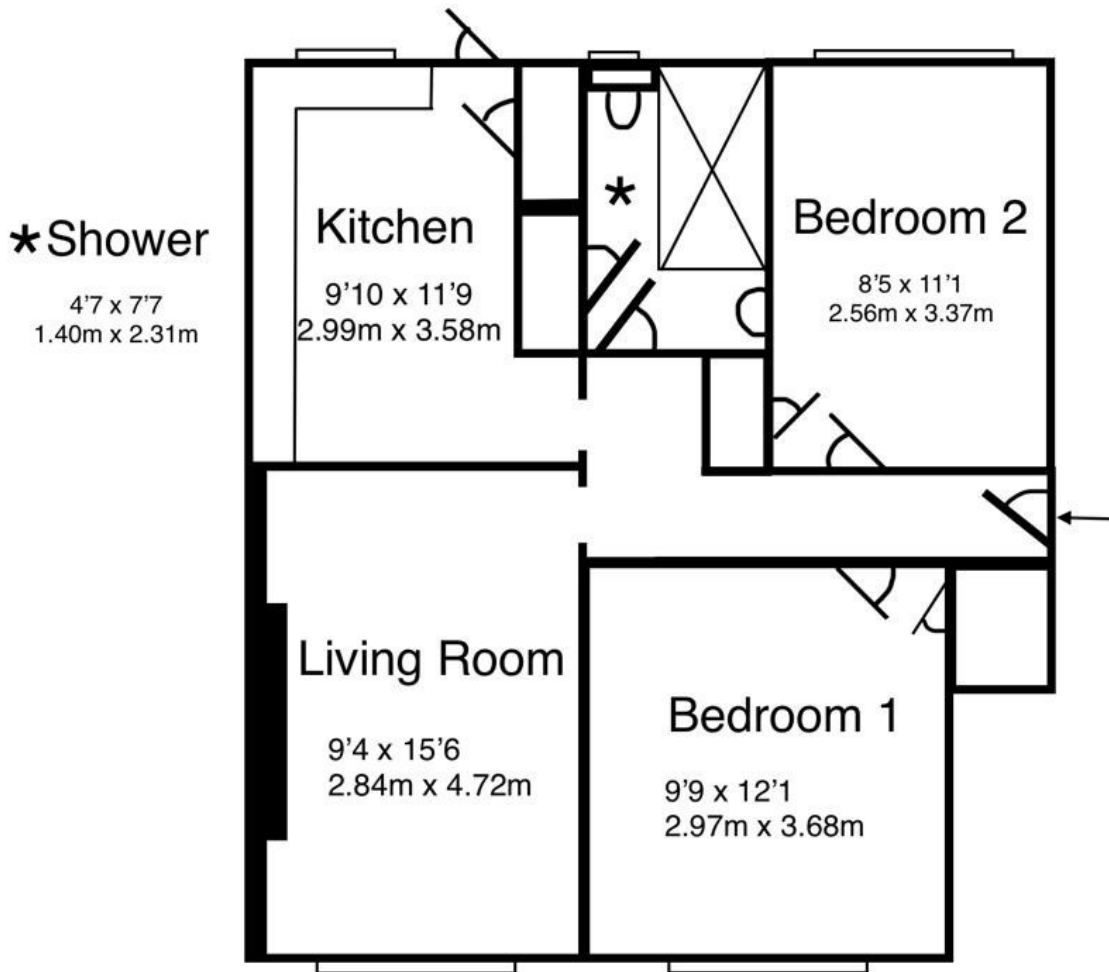
- OWN PRIVATE REAR GARDEN:** **Approximately 30ft x 30ft.** Indian sandstone patio area, artificial lawn area, raised flower beds with well-established flower, shrub and tree borders, external tap and enclosed by panel fencing.
- LEASE:** 100 years
- GROUND RENT:** £150.00 per annum
- COUNCIL TAX BAND:** C- Runnymede Borough Council
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



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FLOORPLAN



APPROX. GROSS INTERNAL FLOOR AREA 612 SQ. FT 56.8 SQ.METERS

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

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EPC

21 Cedar Court EGHAM TW20 9DB	Energy rating C
Valid until 14 June 2033	Certificate number 0370-2064-1260-2697-3735

Property type End-terrace house

Total floor area 56 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 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