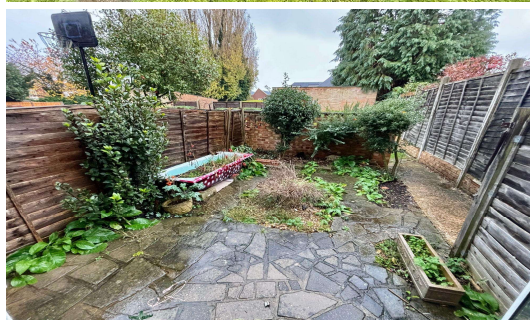
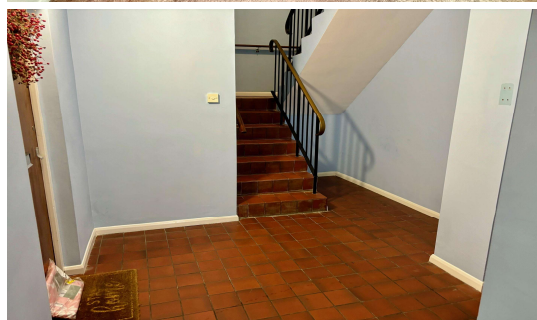
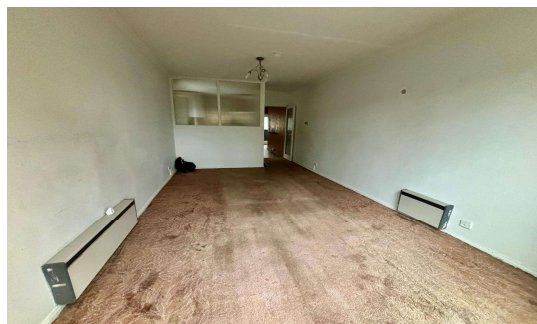




Grange Court, Grange Road, Egham, TW20 9QF £264,950 L/H



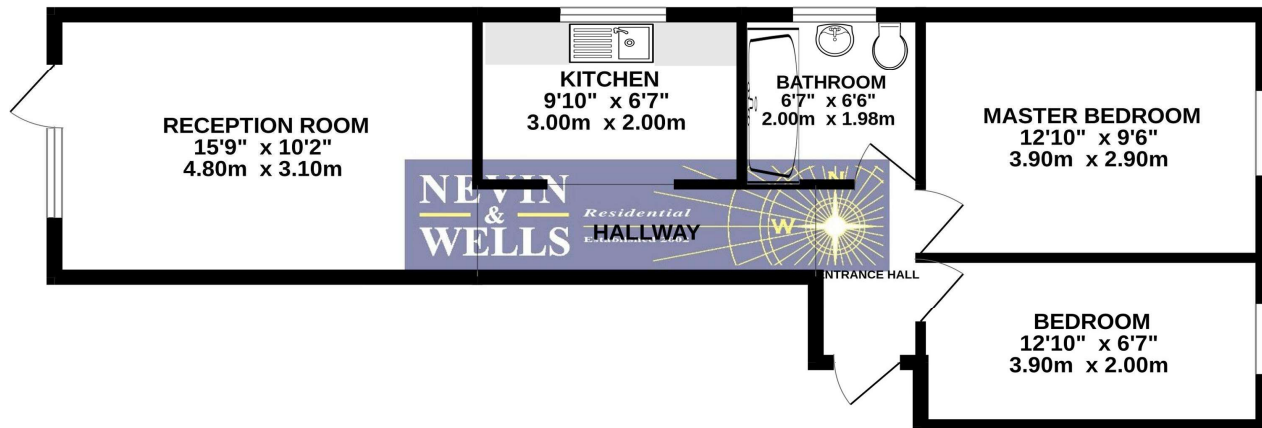
An excellent opportunity to acquire this two bedroom ground floor apartment situated in the heart of Egham town centre, just yards from the Magna Square development, High Street amenities and mainline train station. Accommodation comprises entrance hallway, kitchen, lounge/dining room, bathroom, own private rear garden and garage in block. The property does require complete modernisation throughout. **NO ONWARD CHAIN.**

ZERO STAMP DUTY FOR FIRST TIME BUYERS ON PROPERTIES UP TO £425,000

Grange Court, Grange Road, Egham, Surrey, TW20 9QF

FLOOR PLAN

GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 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.

AWAITING EPC

COUNCIL TAX BAND:

C - Runnymede Borough Council

LEASE AND CHARGES:

149 years remaining on flat (awaiting written confirmation)
67 years remaining on garage (awaiting written confirmation)
£1,542.31 – service charge and ground rent (per annum)



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