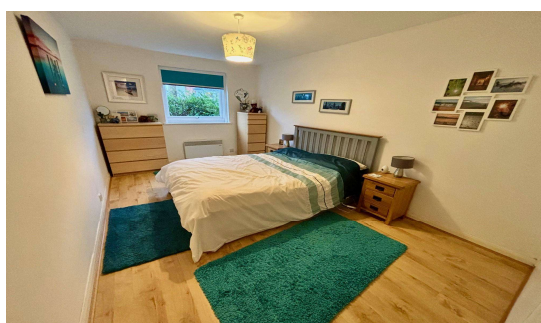
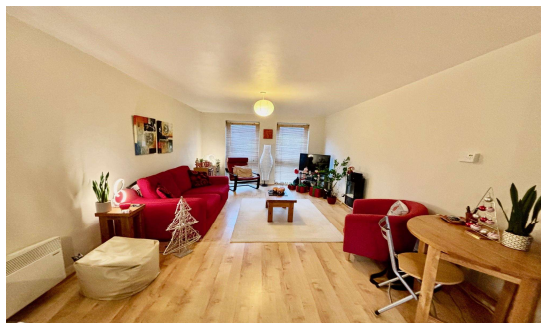




**Paul Court, Egham, Surrey, TW20 8DG      £230,000 Leasehold**



An excellent opportunity to acquire this well presented ground floor apartment which has recently had a lease extension and also offers the benefit of a garage. Accommodation comprises entrance hallway, open plan living/kitchen, double bedroom with built in wardrobes, bathroom and communal gardens. Excellent first time buy or investment opportunity.

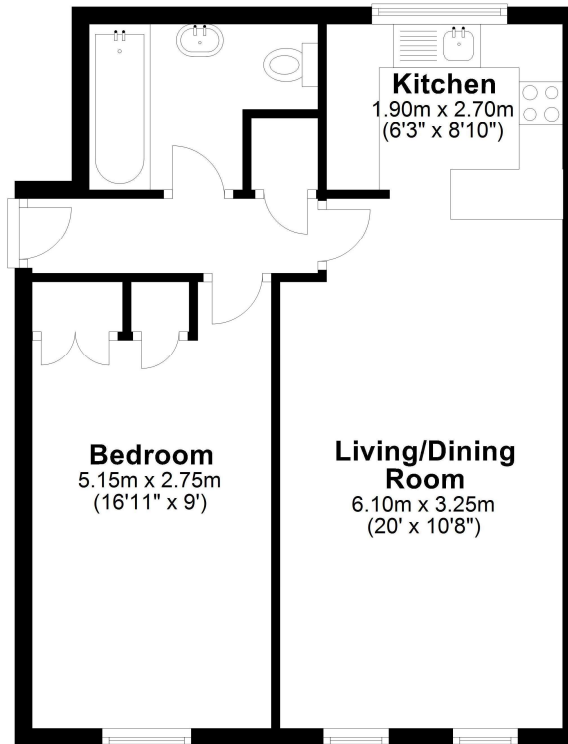
**ZERO STAMP DUTY FOR FIRST TIME BUYERS UP TO £425,000**

Paul Court, Egham, Surrey, TW20 8DG

**FLOOR PLAN**

**Ground Floor**

Approx. 47.8 sq. metres (514.3 sq. feet)



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

EPC

**Energy performance certificate (EPC)**

8 PAUL COURT HYTHE PARK ROAD EGHAM TW20 8DG	Energy rating <b>D</b>	Valid until: 20 December 2033 Certificate number: 6637-4322-3019-6629-7226
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Property type: Ground-floor flat  
Total floor area: 49 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 energy rating is D. It has the potential to be C.

[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

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

**LEASE:** 189 years from 1980

**SERVICE CHARGE:** £85 pcm (to be confirmed)