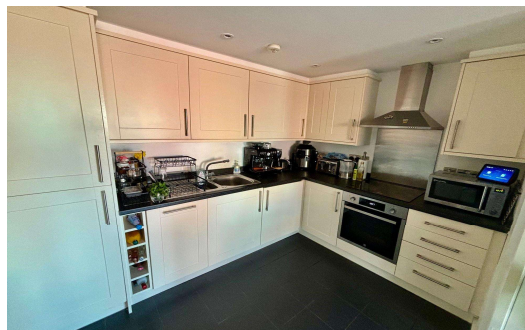




High Street, Egham, Surrey, TW20 9EY £220,000 Leasehold



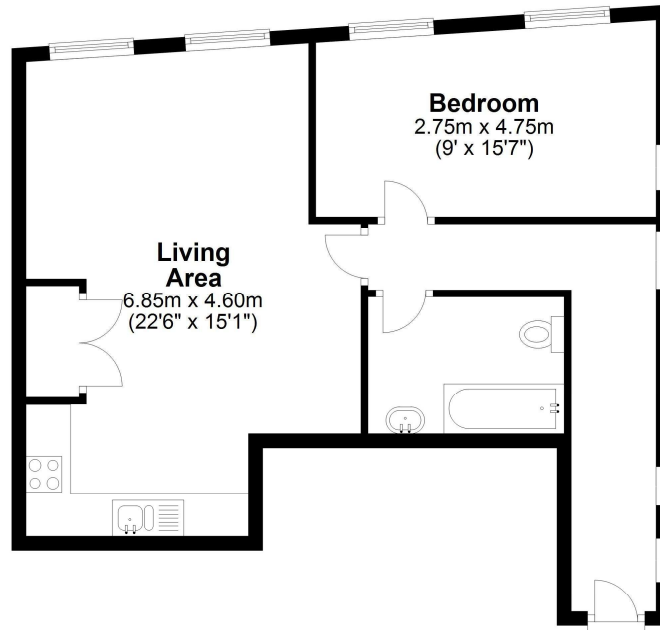
Built in 2012 to a very high specification by Messers Cannon Properties Limited is this one bedroom second floor apartment overlooking Egham High Street, Magna Square with Everyman Cinema and just a few minutes from mainline train station. The property offers spacious fully fitted kitchen/lounge, double bedroom and bathroom. Further benefits include video entry system and parking to rear. A great purchase for a first time buyer or investor. **Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

Clarke Court, Egham, Surrey, TW20 9EY

FLOOR PLAN

Second Floor

Approx. 55.7 sq. metres (599.6 sq. feet)



Total area: approx. 55.7 sq. metres (599.6 sq. feet)

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

EPC

Energy performance certificate (EPC)

Flat 4 Clarke Court 24 High Street EGHAM TW20 9EY	Energy rating B	Valid until: 1 February 2034 Certificate number: 0320-2382-8320-2484-1421
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Property type: Mid-floor flat
Total floor area: 58 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 B. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
65-80	C		
55-65	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C - Runnymede Borough Council

LEASE: 245 years from 1st March 2011 (awaiting written confirmation)

GROUND RENT: £180 per annum (awaiting written confirmation)

SERVICE CHARGE: £290 per quarter(including building insurance) (awaiting written confirmation)