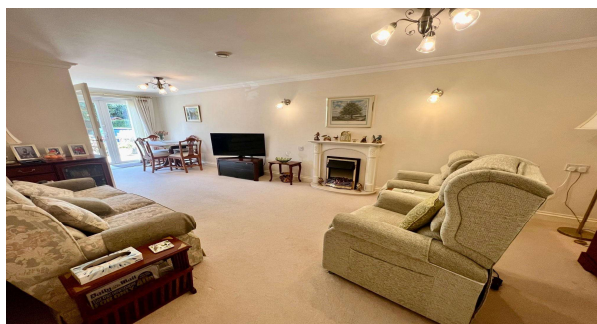




Pegasus Court, Albany Place, Egham, TW20 9HW

£290,000 L/H



A rare opportunity to acquire this larger than average two double bedroom. Ground floor retirement apartment at the rear of the development, situated within just yards of High Street amenities, mainline train station and public transport facilities. Benefits include entrance hallway, 26ft lounge/dining room, fitted kitchen, recently installed luxury shower room, landscaped communal gardens and residents secure parking. **Over 55's only.**

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Main door to:

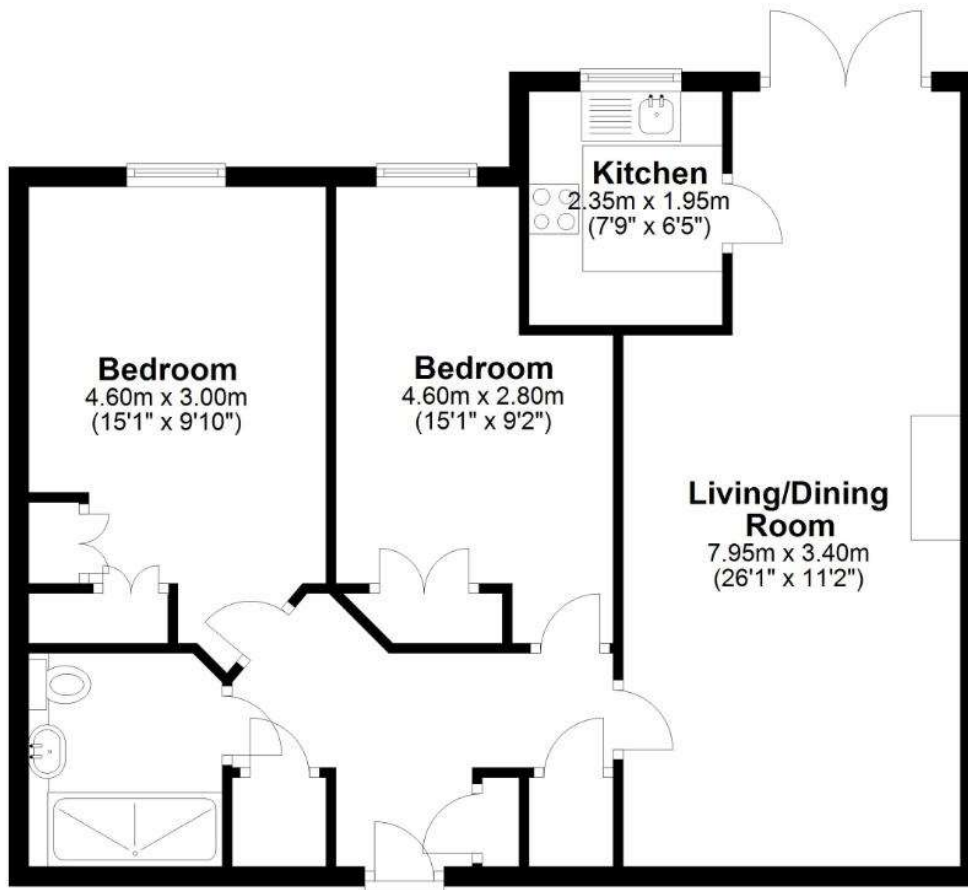
- ENTRANCE HALLWAY:** Cornice ceiling, airing/storage cupboard, two additional storage cupboards, electric storage heater, fitted carpet and doors to all rooms.
- LOUNGE/DINER:** 7.93m x 3.78m (26'0 x 11'1) Cornice ceiling, feature fireplace with coal effect fire, electric storage heaters, fitted carpet, front aspect double glazed French doors to patio and glazed door to:
- FITTED KITCHEN:** 2.35m x 1.97m (7'8 x 6'5) Comprising eye and base level units with rolled edge work surfaces, stainless steel single drainer unit with mixer tap, fitted oven, hob and extractor over, built in fridge freezer, dishwasher, part tiled walls, vinyl flooring and front aspect double glazed window.
- MASTER BEDROOM:** 4.65m x 3.00m (15'3 x 9'10) Coved ceiling, built in wardrobes, cupboards and bedside tables, electric heater, fitted carpet and front aspect double glazed window.
- BEDROOM TWO:** 4.65m x 2.82m (15'3 x 9'3) Built in wardrobes, electric heater, fitted carpet and front aspect double glazed window.
- LUXURY SHOWER ROOM:** 2.20m x 1.97m (7'2 x 6'5) Walk in double shower cubicle with power shower, fully tiled walls, vanity enclosed wash hand basin, concealed low level W.C, coved ceiling, electric heater, heated towel rail, extractor fan and vinyl flooring.
- LEASE:** 109 years remaining
- SERVICE CHARGE:** (6 months) £1557.13
- GROUND RENT:** £489 per annum
- ADDITIONAL BENEFITS:** Visitors suite available £25 double and £20 single.
Fitness suite
Drawing room/library
Owners lounge can be hired for parties/birthdays.
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

Pegasus Court, Albany Place, Egham, TW20 9HW

FLOOR PLAN

Ground Floor

Approx. 68.5 sq. metres (737.4 sq. feet)



Total area: approx. 68.5 sq. metres (737.4 sq. feet)

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

Pegasus Court, Albany Place, Egham, TW20 9HW

EPC

1 PEGASUS COURT ALBANY PLACE EGHAM TW20 9HW	Energy rating C
Valid until 14 October 2030	Certificate number 7600-6220-1009-1064-0296

Property type
Ground-floor flat

Total floor area
69 square metres

Rules on letting this property

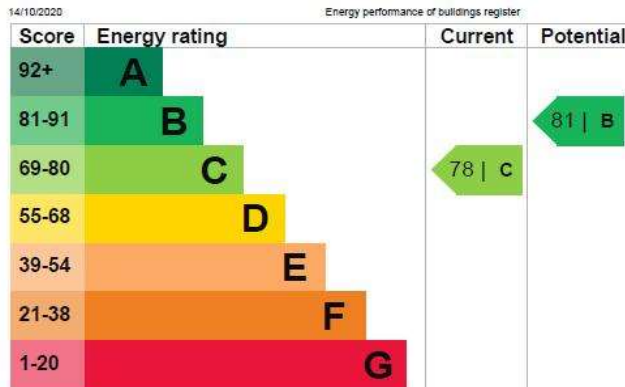
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)