



Fairhaven Court, Egham, Surrey, TW20 9DH £210,000 Leasehold



Offered with a 150 year lease. Positioned in a quiet cul-de-sac, a well presented ground floor two-bedroom retirement maisonette available for ladies over 55 and gentlemen over 60 years of age. Benefits include spacious lounge/dining room, luxury shower room, separate kitchen, double glazing, electric central heating, private patio, residents parking and communal lounge for social activities. Egham High Street, library, doctors and station are within a few minutes walk. **NO CHAIN.**

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Private front door with storage cupboard to side.

ENTRANCE HALLWAY: 4.66m x 1.04m (15'4 x 3'4) Wall mounted electric convactor heater. Cupboard housing hot water cylinder, access to new fuseboard.

LOUNGE/DINER: 5.70m x 3.80m (18'8 x 12'6) Coved ceiling, wall mounted electric convactor heater. Double glazed window and door onto private patio garden. View to rear over college field.

KITCHEN: 2.43m x 2.38m (8' x 7'10) Range of oatmeal colour base level units, laminate work surfaces, part tiled walls, vinyl floor, space for washing machine/fridge/freezer and space for cooker. One and half bowl stainless steel single drainer sink unit with chrome mixer tap. Double glazed window to front.

BEDROOM ONE: 4.37m x 2.69m (14'4 x 8'10) Wall mounted electric convactor heater, fitted double wardrobe. Double glazed window to rear, overlooking college field.

BEDROOM TWO: 3.08m x 2.20m (10'2 x 7'4) Wall mounted electric convactor heater, storage cupboard. Double glazed window to front.

SHOWER ROOM: Luxury white suite comprising low level W.C, wash hand basin set into vanity unit, glass cubicle housing chrome mixer shower, fully tiled walls, electric towel rail, extractor fan.

OUTSIDE

COMMUNAL GARDENS: Communal gardens for the use of all residents.

RESIDENTS PARKING: To front of development on a 'first come first served' basis in addition to visitors spaces.

FACILITIES: Residents social lounge in addition to residents association.

LEASE: 150 years unexpired

SERVICE CHARGE: Approximately £3,000 per annum including ground rent and building insurance (awaiting written confirmation).

HOUSE MANAGER: The development has a part-time manager.

COUNCIL TAX BAND: D- Runnymede Borough Council

VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

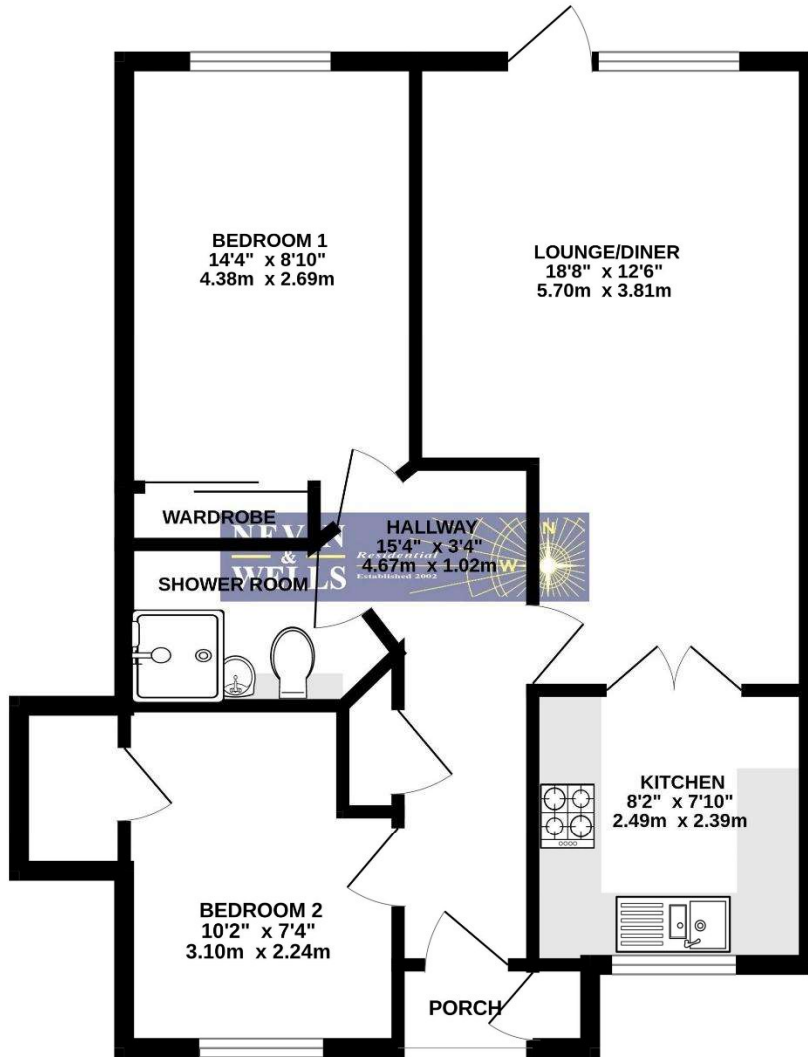


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FLOORPLAN

GROUND FLOOR



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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EPC

Flat 20 Fairhaven Court Fairhaven EGHAM TW20 9DH	Energy rating C
Valid until 4 September 2029	Certificate number 85917521-6150-8665-2902

Property type	Ground-floor flat
Total floor area	63 square metres

Rules on letting this property

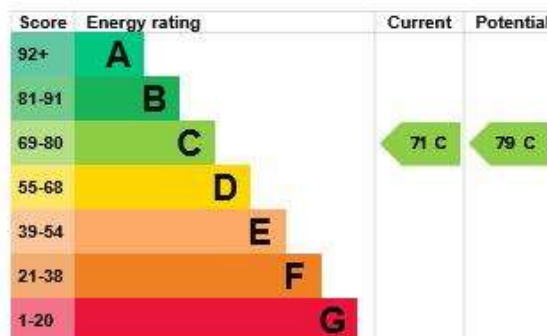
Properties can be let if they have an energy rating from A to E.

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 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