



Wesley Drive, Egham, Surrey, TW20 9JA £250,000 Leasehold



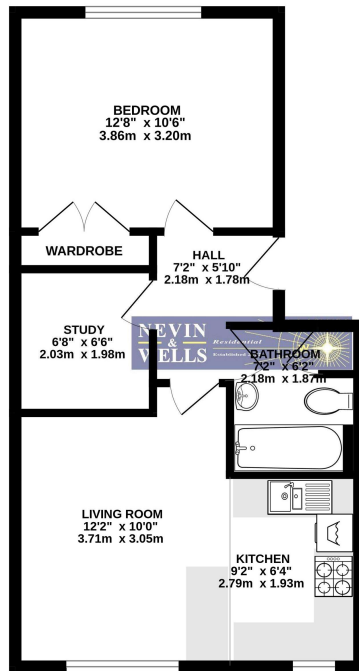
A stunning top floor one bedroom apartment, situated minutes from the mainline station and High Street. This spacious property offers lounge, modern bathroom and kitchen, underfloor heating, double bedroom and separate study. There is residents parking and neatly kept communal gardens. Egham's Orbit Leisure Centre and Manorcroft Park are also close by.

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

Wesley Drive, Egham, Surrey, TW20 9JA

FLOOR PLAN

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 454 sq.ft. (42.2 sq.m.) approx.

While 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.
Made with MyPlan 2020/4

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

EPC

43, Wesley Drive EGHAM TW20 9JA	Energy rating C
Valid until 5 November 2027	Certificate number 0889-4938-7229-5643-7950

Property type: Top-floor flat
Total floor area: 44 square metres

Rules on letting this property

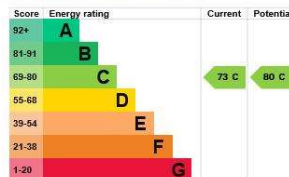
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's 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

COUNCIL TAX BAND: C - Runnymede Borough Council



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