



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

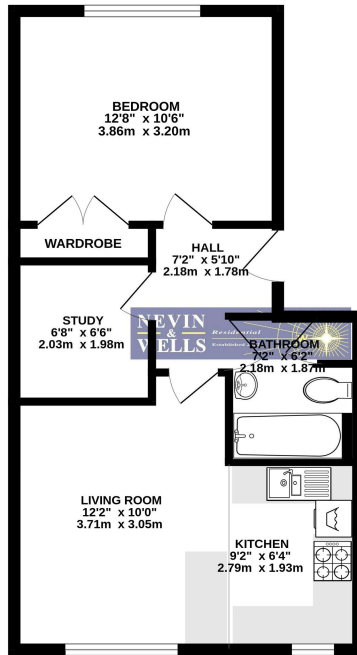


A stunning top floor one bedroom apartment, situated minutes from the mainline station and High Street. This spacious property offers lounge, modern bathroom and kitchen, underfloor heating, double bedroom and separate study. There is residents parking and neatly kept communal gardens. Egham's Orbit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

NB - There will be an 'Indemnity Insurance Policy' within the sale, covering the current ground rent being in excess of £250.00pa (currently £539.00pa, reviewed every 10 years). Our client's conveyancer has confirmed this policy is acceptable to mortgage lenders.

Wesley Drive, Egham, Surrey, TW20 9JA

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 Metropix (2021)

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

43, Wesley Drive EGHAM TW20 9JA	Energy rating C
Valid until 5 November 2027	Certificate number 0868-4938-7229-5643-7950

Property type	Top floor flat
Total floor area	44 square metres

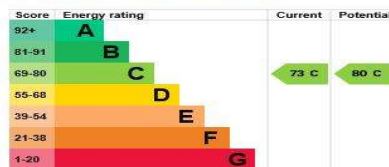
Rules on letting this property

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
SERVICE CHARGE: £800.00 per annum with buildings insurance
GROUND RENT: ££539.00 per annum (Indemnity Policy to cover)
UNEXPIRED LEASE: 94 years

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

