



The Carriages, Englefield Green, TW20 0NX

£375,000 L/H



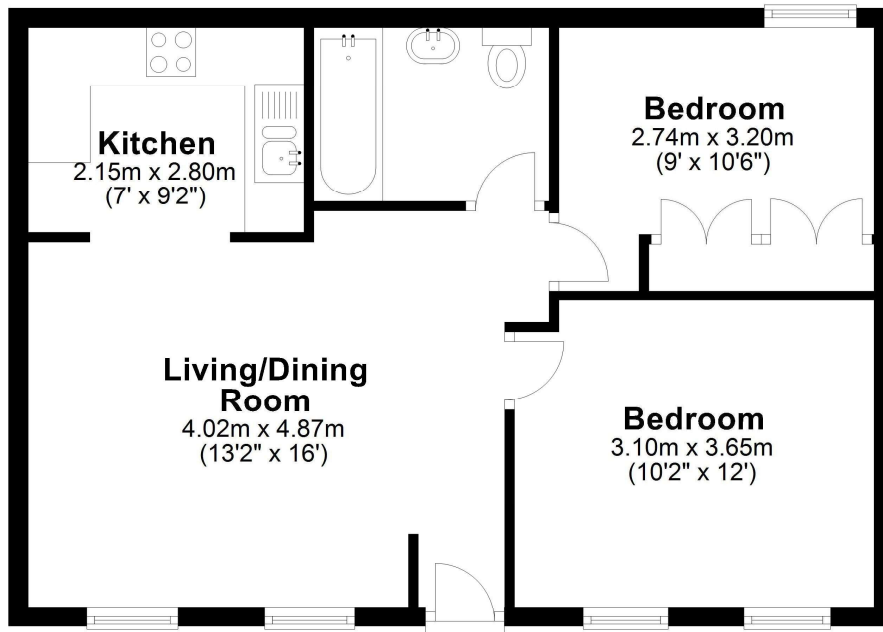
A stunning ground floor two bedroom maisonette, offering amazing views across the Village Green and beyond. This chain free home benefits from a spacious lounge/diner, fitted kitchen, modern white bathroom, double glazing, gas central heating, private courtyard and allocated parking. This property is also 'share of Freehold' and comes with a 974 year head-lease. Village shops, restaurants and Windsor Great Park are also close at hand.

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

The Carriages, Barley Mow Road, Englefield Green, Surrey, TW20 0NX

Ground Floor

Approx. 51.1 sq. metres (550.5 sq. feet)



Total area: approx. 51.1 sq. metres (550.5 sq. feet)

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

EPC

Energy performance certificate (EPC)

Flat 1 The Carriages Barley Mow Road Englefield Green TW20 0NX	Energy rating C	Valid until: 20 June 2034 Certificate number: 6534-9228-4300-0629-9226
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Property type: Ground-floor flat
Total floor area: 51 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 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

The graph shows a vertical scale from A (top, green) to G (bottom, red). A horizontal bar indicates the current rating is C and the potential rating is also C.

COUNCIL TAX BAND: D (Runnemede Borough Council)
LEASE: 974 Years unexpired
SERVICE CHARGE: 25% split of cost as required
GROUND RENT: N/A as 'share of Freehold'

VIEWINGS:

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

