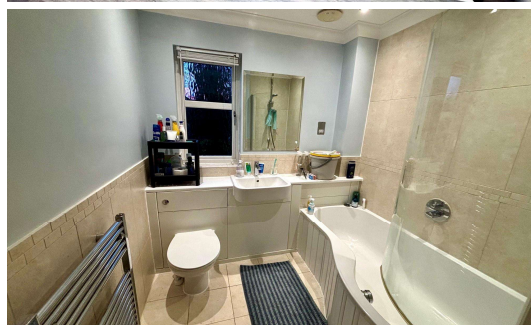
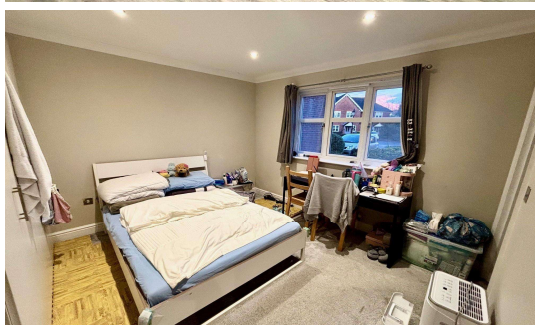
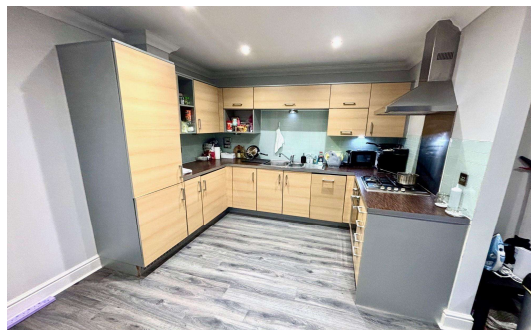
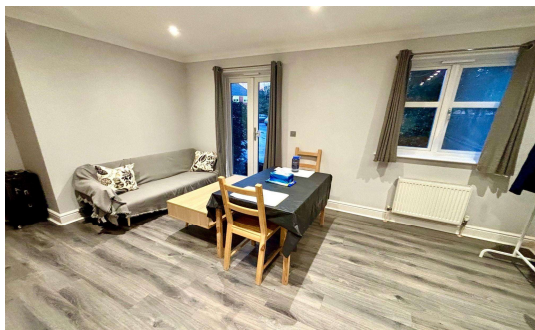




Albany Place, Egham, Surrey, TW20 9GP

£325,000 L/H



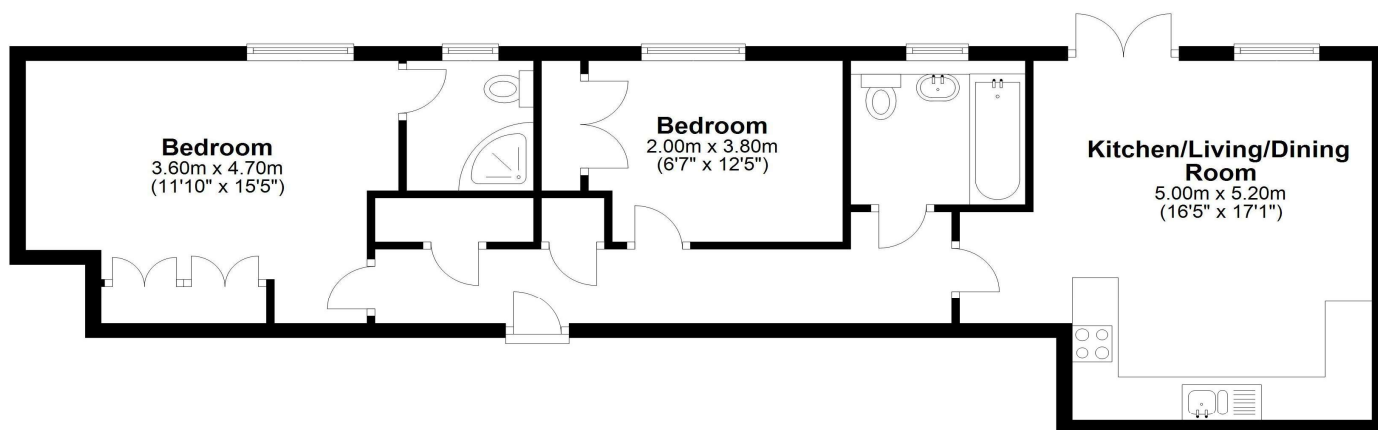
A rarely available two bedroom, two bathroom ground floor apartment located in central Egham just yards from High Street amenities, the new Magna Square development, Everyman Cinema and mainline train station. Accommodation comprises entrance hallway, open plan lounge/kitchen, luxury bathroom suite, en-suite facilities, double glazing throughout, gas central heating and private parking. No onward chain.

**Albany Place, Egham, Surrey, TW20 9GP**

## **FLOOR PLAN**

### **Ground Floor**

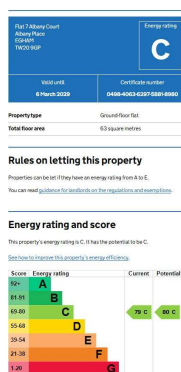
Approx. 65.3 sq. metres (702.7 sq. feet)



Total area: approx. 65.3 sq. metres (702.7 sq. feet)

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

## **EPC**



### **COUNCIL TAX BAND:**

**D** - Runnymede Borough Council

### **LEASE:**

110 years remaining (awaiting written confirmation)

### **SERVICE CHARGE:**

£2100 per annum (awaiting written confirmation)

### **GROUND RENT:**

£400 per annum (awaiting written confirmation)

### **VIEWINGS:**

By appointment with the clients selling agents,  
Nevin & Wells Residential on 01784 437 437 or  
visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

