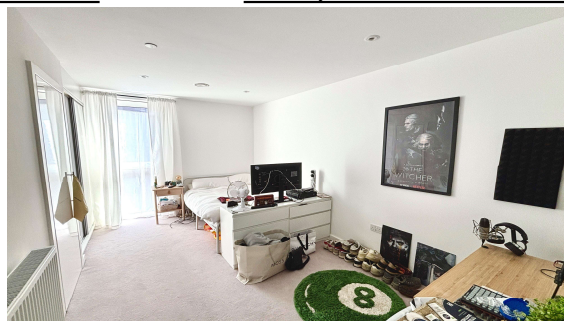




Gem House, Egham, Surrey, TW20 9FG

£335,000 Leasehold

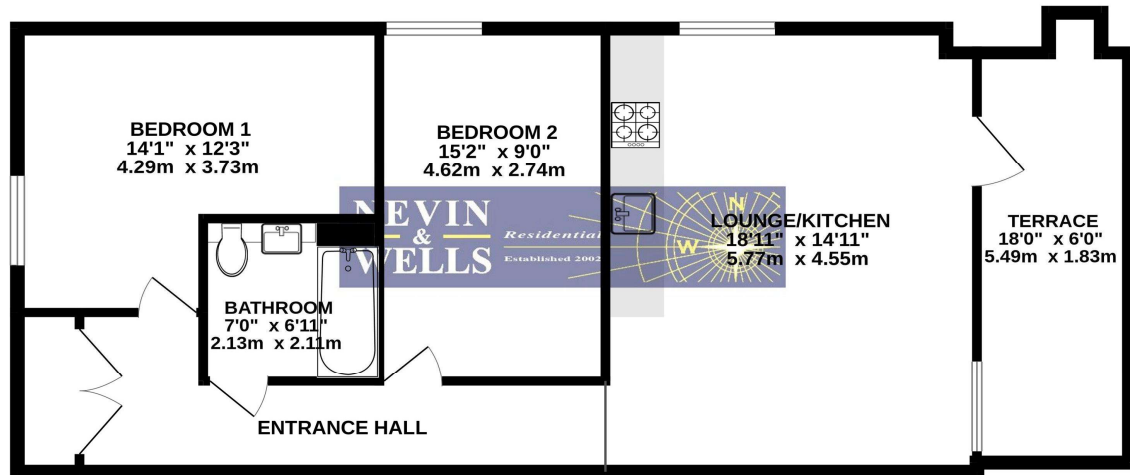


A truly stunning third floor apartment with panoramic views across Egham and beyond. Having been built to a high specification, we are pleased to offer this two double bedroom eco-friendly apartment with own private terrace, lift service, communal courtyard and the huge benefit of covered parking with charging points. Situated in the popular Magna Square area of Egham High Street, only two minutes from the mainline station.

Gem House, Church Road, Egham, Surrey, TW20 9FG

FLOOR PLAN

GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.

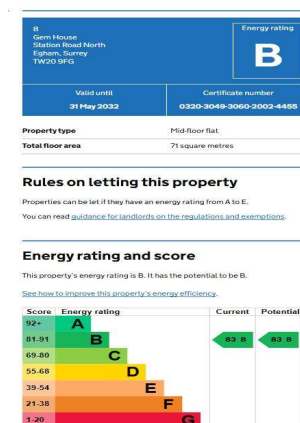


TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

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.
Made with Metropix ©2025

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

EPC



COUNCIL TAX BAND:

C - Runnymede Borough Council

LEASE:

125 years from 2021 (awaiting written confirmation)

SERVICE CHARGE:

£1,109 per quarter, including ground rent. (awaiting written confirmation)

VIEWINGS:

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

