

# NEVIN & WELLS

*Residential*

Established 2002



**Wesley Drive, Egham, Surrey, TW20 9JA**

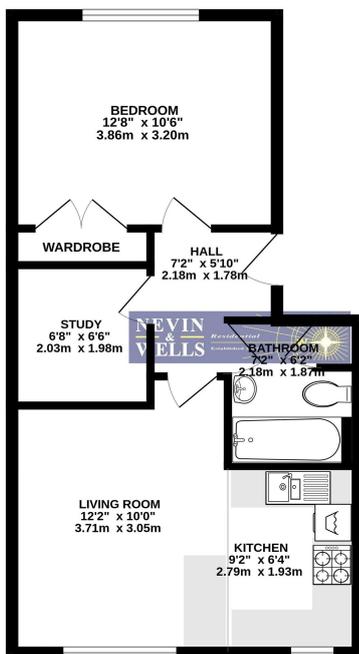
**£235,000 Leasehold**



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 office. There is residents parking and neatly kept communal gardens. Egham's Orbit Leisure Centre and Manorcroft Park are also close by.

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



TOTAL FLOOR AREA: 454 sq.ft. (42.2 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 K30201

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

## EPC



**COUNCIL TAX BAND:**  
**SERVICE CHARGE:**  
**GROUND RENT:**  
**UNEXPIRED LEASE:**

C - Runnymede Borough Council  
£800.00 per annum with buildings insurance  
£539.00 per annum  
94 years

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.

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)

