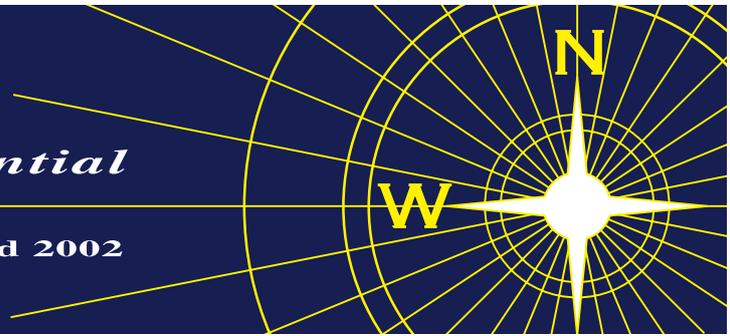


# NEVIN & WELLS

*Residential*

Established 2002



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

**£318,500 L/H**



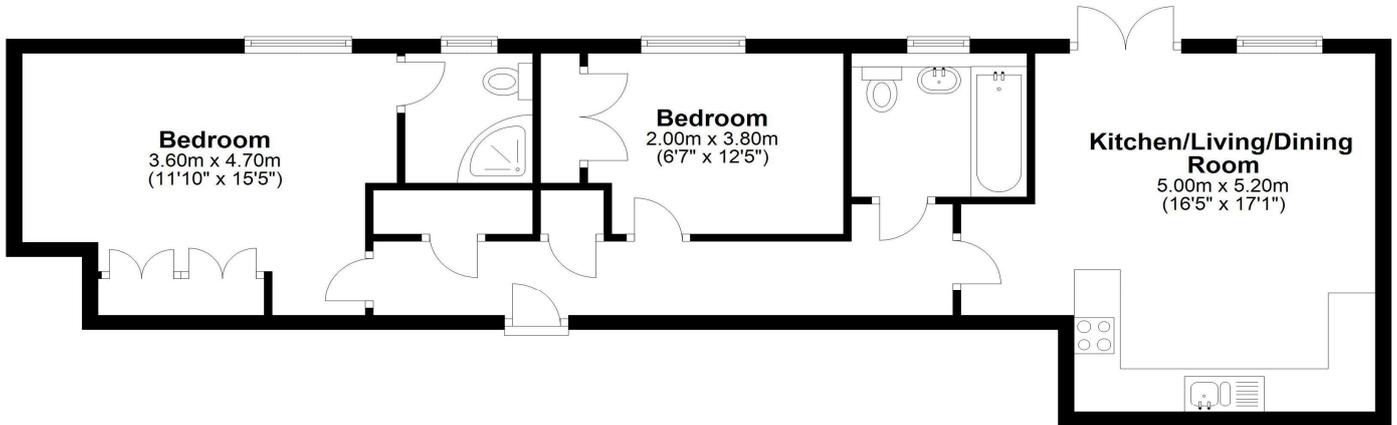
A rarely available two bedroom, two bathroom ground floor apartment located in central Egham just yards from High Street amenities, the new Magna Square development, Everyman Cinema and mainline train station. Accommodation comprises entrance hallway, open plan lounge/kitchen, luxury bathroom suite, 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

The EPC certificate shows the following details:

- Property address: Flat 7 Albany Court, Albany Place, Egham, TW20 9GP
- Energy rating: C
- Valid until: 6 March 2028
- Certificate number: 1068-6282-4287-9821-8820
- Property type: Ground floor flat
- Total floor area: 63 square metres

**Rules on letting this property**  
Properties can be let if they have an energy rating from A to E.  
You can view 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.

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C	79 C	100 C
55-68	D		
39-54	E		
29-38	F		
1-28	G		

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)

