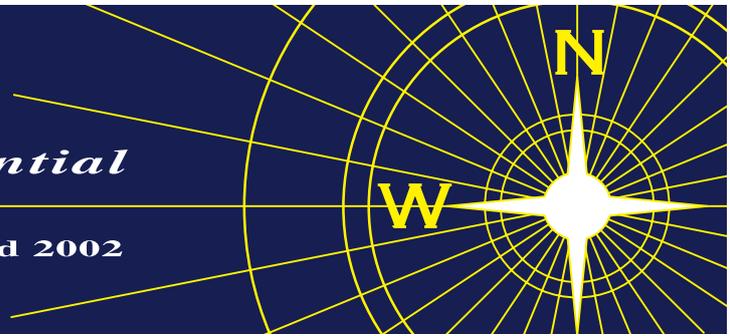


NEVIN & WELLS

Residential

Established 2002



Vicarage Road, Surrey, TW20 9GL

£290,000 L/H



A very well presented two double bedroom, two bathroom first floor apartment. Excellently located within a few minutes walk of Egham's mainline station and recently regenerated High Street featuring Everyman Cinema. The property comprises open plan lounge/fully fitted kitchen, shower en-suite, gas central heating and double glazing throughout. In addition there is one allocated parking space. An ideal first time purchase or investment, with an anticipated rental return of £1,700pcm.

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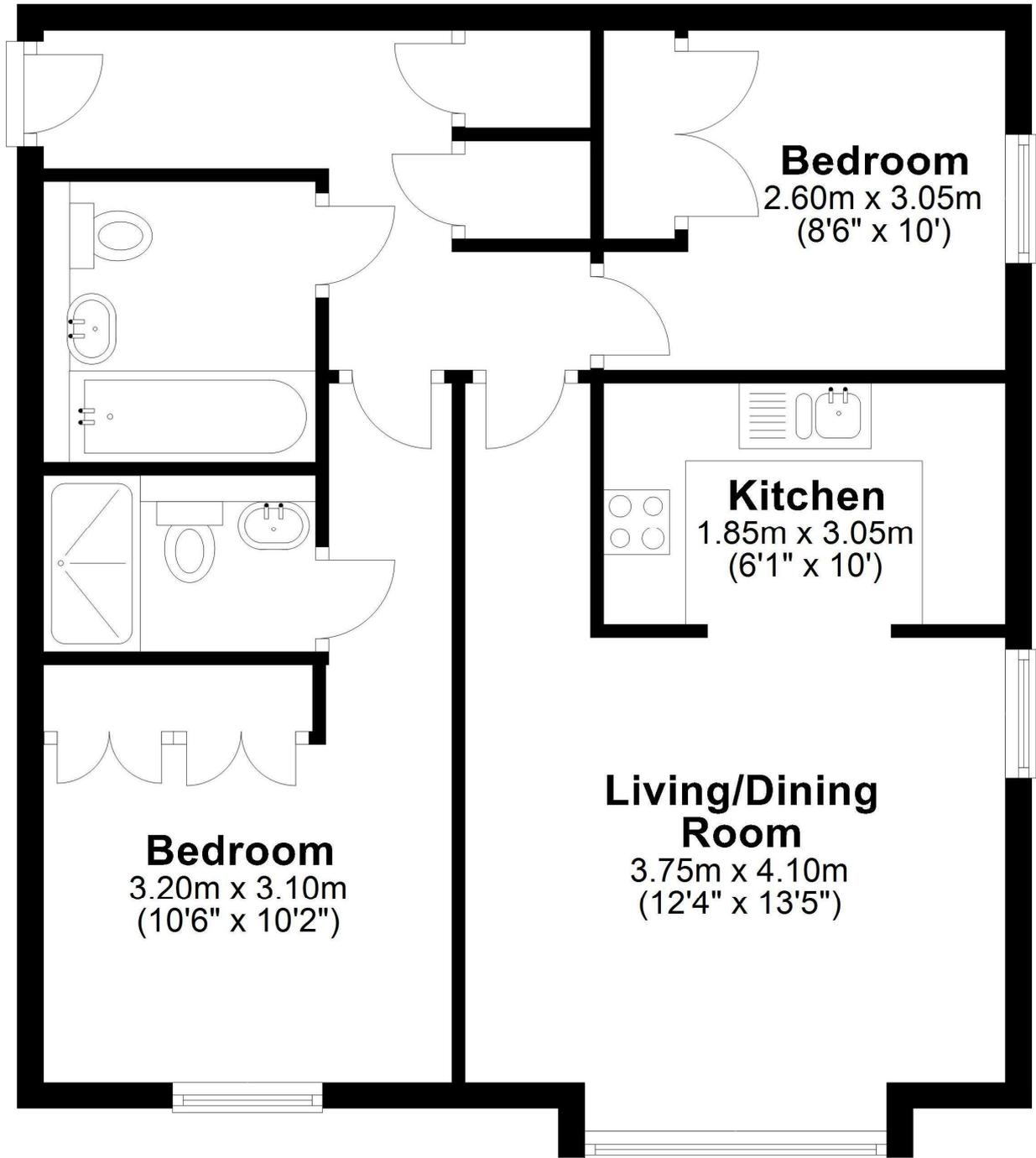
- ENTRANCE HALL:** Radiator, built in airing cupboard and doors to all rooms.
- LOUNGE:** Two radiators, double aspect double glazed windows to front and side. Open plan into:-
- FITTED KITCHEN:** Modern range of eye and base level units with rolled edge work surfaces, one and a half bowl stainless steel sink unit with mixer tap, fitted stainless steel oven, four ring gas hob and extractor over, concealed and fitted fridge freezer and washing machine, cupboard housing boiler and four down lighters.
- BEDROOM ONE:** Radiator, fitted four door wardrobe, double glazed window to front and door to:-
- EN-SUITE SHOWER:** Modern light cappuccino suite comprising of low level W.C, inset sink unit with mixer tap, part tiled walls, heated towel rail and double shower cubicle with fully tiled walls and wall mounted shower unit.
- BEDROOM TWO:** Radiator, fitted three door wardrobe and double glazed window to side.
- BATHROOM:** Modern white suite comprising of panel enclosed bath with mixer tap and shower attachment, inset sink unit and toilet with cupboards, extractor fan, heated towel rail and part tiled walls.
- OUTSIDE**
- PARKING:** Allocated parking to front of block.
- COMMUNAL GARDENS:** Surrounding block with outside bin storage.
- LEASE:** 155 years from January 2005 (awaiting written confirmation.)
- GROUND RENT:** £300 per annum (await written confirmation.)
- SERVICE CHARGE:** £2,544 per annum (await written confirmation.)
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



FLOOR PLAN

First Floor

Approx. 59.6 sq. metres (641.9 sq. feet)



Total area: approx. 59.6 sq. metres (641.9 sq. feet)

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

Vicarage Road, Egham, Surrey, TW20 9GL

EPC

Flat 5 Steeple Court Vicarage Road EGHAM TW20 9GL		Energy rating B
Valid until 22 October 2034	Certificate number 9300-2437-2400-2224-0305	
Property type	Mid-floor flat	
Total floor area	59 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](#).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.