



**Crown Street, Egham, Surrey, TW20 9DB**

**£300,000 L/H**



A spacious two double bedroom first floor garden maisonette, situated in a quiet cul-de-sac within a five minute walk of Egham High Street, Everyman Cinema and mainline station. Benefits include separate kitchen, white bathroom suite, double glazing, garage in block and private front garden. Access to the M25 is within a one mile radius. **No onward chain.**

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<b><u>CANOPY PORCH:</u></b>	With part glazed front door into entrance lobby. Stairs to first floor landing.
<b><u>LANDING:</u></b>	Convactor heater, hatch to loft space, coved cornice ceiling. Doors into both bedrooms, bathroom and lounge.
<b><u>LOUNGE:</u></b>	Coved cornice ceiling. Double glazed window to front.
<b><u>KITCHEN:</u></b>	Range of gloss white effect base and eye level units, grey laminate work surfaces, part tiled walls, fitted fridge / freezer and washing machine, airing cupboard housing hot water cylinder, extractor filter. Stainless steel single bowl single drainer sink unit with chrome mixer tap. Double glazed window to rear.
<b><u>BEDROOM ONE:</u></b>	Coved cornice ceiling, built-in single wardrobe. Double glazed window to front.
<b><u>BEDROOM TWO:</u></b>	Coved cornice ceiling, built-in single wardrobe. Double glazed window to front.
<b><u>BATHROOM:</u></b>	White suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome taps and mixer shower over, fully tiled walls, wood effect floor. Opaque double glazed window to rear.

**OUTSIDE**

<b><u>FRONT GARDEN:</u></b>	Mainly laid to lawn with inset shrubs.
<b><u>SINGLE GARAGE:</u></b>	In block adjacent to property.
<b><u>LEASE:</u></b>	111 Years Unexpired (Awaiting written confirmation.)
<b><u>GROUND RENT:</u></b>	£53 per annum (Awaiting written confirmation).
<b><u>COUNCIL TAX BAND:</u></b>	C - Runnymede Borough Council
<b><u>VIEWINGS:</u></b>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a>

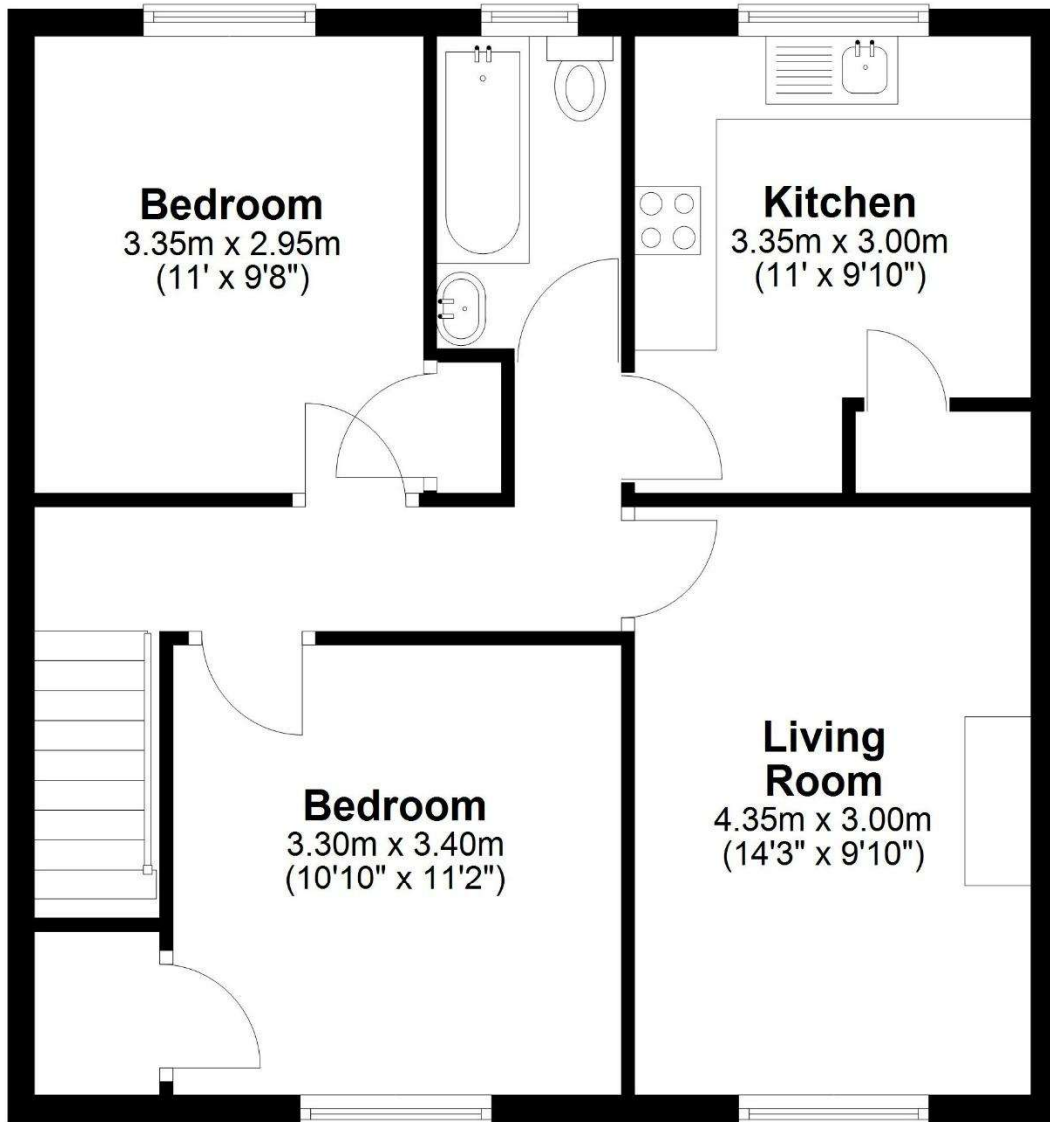


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FLOORPLAN

**First Floor**

Approx. 58.9 sq. metres (634.2 sq. feet)



Total area: approx. 58.9 sq. metres (634.2 sq. feet)

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

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### EPC

14 Cedar Court EGHAM TW20 9DB		Energy rating <b>E</b>
Valid until <b>8 June 2035</b>	Certificate number <b>0211-3051-5206-4275-3200</b>	

Property type	Top-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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		75 C
55-68	<b>D</b>		
39-54	<b>E</b>	48 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

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