

**Northdene Court, Egham Hill, TW20 0AL**

**£385,000 L/H**



Situated within a private gated development is this larger than average three bedroom ground floor apartment with own private garden allocated parking, en-suite facilities, 16ft Lounge/dining room, separate fitted kitchen, communal grounds. Further benefits include gas central heating, double glazing throughout and no onward chain.

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Main door to:

**ENTRANCE HALLWAY:** Video entry phone system, radiator, airing/storage cupboard, solid oak flooring and doors to all rooms.

**LOUNGE/DINING ROOM:** Radiator, solid oak flooring, side aspect double glazed bay window and double glazed door to garden.

**FITTED KITCHEN:** Comprising eye and base level units with rolled edge work surfaces, single sink drainer unit with mixer tap, fitted oven, hob and extractor over, fitted fridge/freezer, fitted dishwasher, fitted washing machine/tumble dryer, part tiled walls, tiled flooring and rear aspect double glazed window.

**BEDROOM TWO:** Radiator, fitted carpet, rear aspect double glazed door to private courtyard area and door to: -.

**JACK AND JILL BATHROOM:** White three piece comprising panel enclosed bath with power shower over and glass shower screen, vanity enclosed wash hand basin, concealed low level WC, extractor fan, heated towel rail, fully tiled walls and tiled flooring.

**PRINCIPLE BEDROOM:** Radiator, fitted carpet, side aspect double glazed window and door to garden.

**EN- SUITE SHOWER ROOM:** White three piece comprising separate shower cubicle with power shower, tiled all round, vanity enclosed wash hand basin, concealed low level WC, extractor fan, heated towel rail, fully tiled walls and tiled flooring.

**BEDROOM THREE:** Radiator, fitted carpet and side aspect double glazed window.

**OUTSIDE**

**OWN GARDEN:** **Approx. 30ft Southerly aspect.** Patio area enclosed by brick walling.

**PARKING:** Allocated for one vehicle plus visitors parking approached via electric gated entrance.

**GROUNDS:** Communal grounds, including mature flower, shrub and tree beds, lawn and seating area.

**LEASE:** 106 years remaining (awaiting written confirmation)

**SERVICE CHARGE/GROUND RENT:** £1,911.30 per annum (awaiting written confirmation)

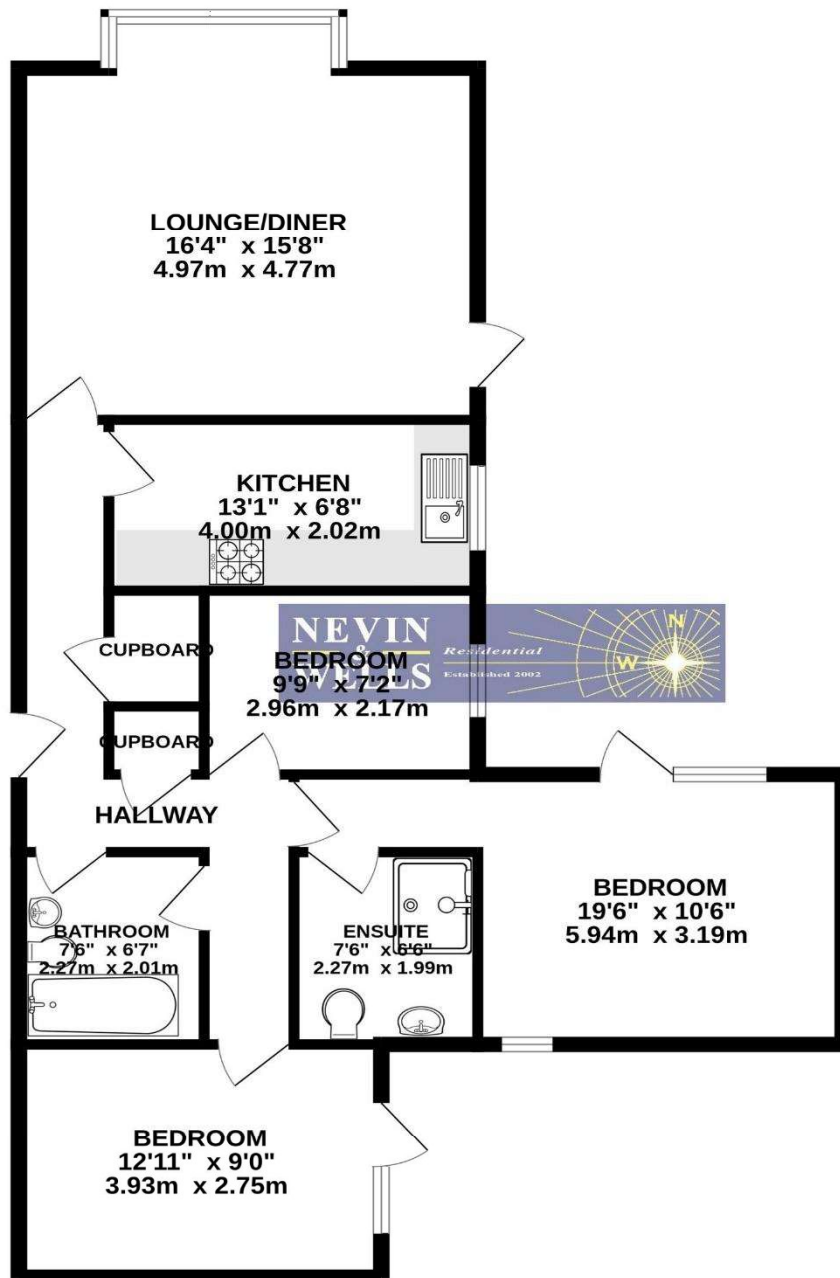
**COUNCIL TAX BAND:** D - Runnymede Borough Council

**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)

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## FLOORPLAN

GROUND FLOOR  
886 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.4 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.  
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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.



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EPC

2 NORTHDENE COURT 32 EGHAM HILL EGHAM TW20 0AL		Energy rating <b>C</b>
Valid until <b>20 October 2030</b>	Certificate number <b>9906-0200-8500-1107-2914</b>	

Property type Ground-floor flat

Total floor area 82 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 C. 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>	78 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		