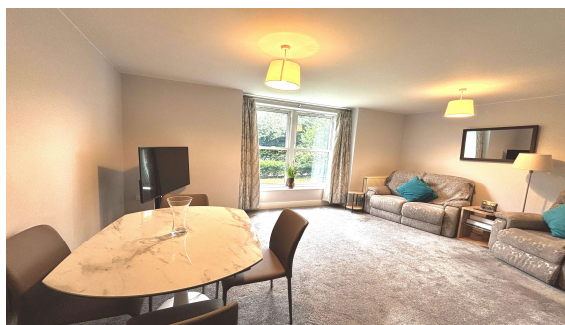




**Chancery Court, Egham, Surrey, TW20 9GG**

**£290,000 L/H**

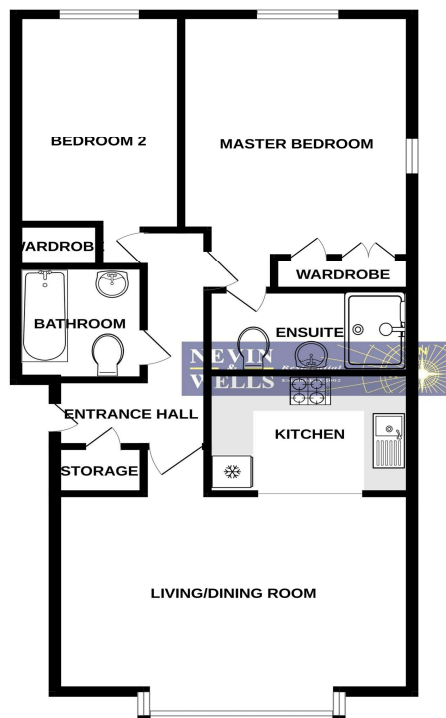


A stunning two bedroom ground floor apartment situated in central Egham within walking distance of the mainline station and High Street with Magna Square and Everyman Cinema. The property itself is in fantastic condition with fitted kitchen, en-suite facilities, gas central heating and allocated parking. An excellent first time buy or ideal for those down sizing. Being sold with **no onward chain**.

# Chancery Court, Egham, Surrey, TW20 9GG

## FLOOR PLAN

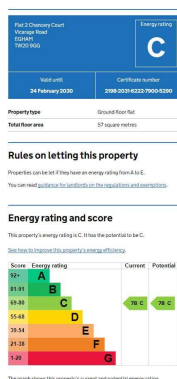
GROUND FLOOR



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.

## EPC



**COUNCIL TAX BAND:**

**D - Runnymede Borough Council**

**LEASE:**

155 years from January 2005 (awaiting written confirmation)

**GROUND RENT:**

£300 per annum (awaiting written confirmation)

**SERVICE CHARGE:**

£2,544 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)**

