









# 4, Chancery court Vicarage Road, Egham, Surrey, TW20 9GG

# Price Guide £279,500

- First floor two bedroom apartment
- No onward chain
- Allocated parking space

- Open plan lounge/kitchen
- Gas central Heating

# Chancery court Vicarage Road, Egham TW20 9GG

Two bedroom first floor apartment. NO ONWARD CHAIN









Council Tax Band: D







#### INTRODUCTION

Fantastic location for Egham high street with a variety of restaurants, shops and convenience stores. Approx 20 minutes from Heathrow airport and M25 junction 13.

#### **FNTRANCE**

Secure communal entrance with carpet and neutrally decorated walls. Leading to the first floor.

#### **HALLWAY**

Wooden front door leading to the hallway with entry phone, large storage cupboard housing the water tank, carpet and doors leading to lounge, bedrooms and bathroom.

#### **LOUNGE**

Light and bright lounge with dual aspect double glazed windows providing an abundance of natural light. Carpet, neutrally decorated, radiators, two ceiling lights, TV aerial. Open plan to the kitchen.

#### **KITCHEN**

Modern kitchen with high gloss eye and base level cupboards with formica worktop. Stainless steel sink and drainer situated under a double glazed window, appliances including slimline dishwasher, tall fridge/freezer, gas hob and electric oven with extractor fan. Down lights, under cupboard lighting, washing machine and boiler.

NB. photos of kitchen taken pre-tenancy, appliances replaced recently with freestanding.

### **MASTER BEDROOM**

Situated at the rear of the property, this master bedroom has a large double glazed window, built in wardrobe, new carpets, radiator, neutrally decorated, downlights and door leading to the ensuite.

#### **EN-SUITE**

Modern bathroom suite comprising of a large enclosed shower tray, low level toilet and basin built into vanity unit, chrome towel rail, part tiled walls, down lights, extractor fan and vinlyl flooring.

## **BEDROOM TWO**

Adjacent to the master bedroom situated at the rear of the property, this double bedroom also benefits from a double wardrobe, new carpets, downlights, radiator and ample electrical sockets.

#### **BATHROOM**

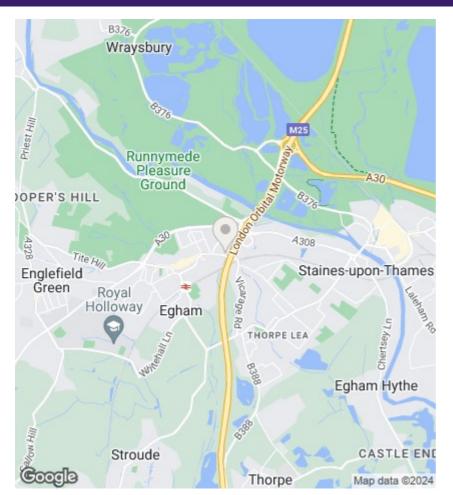
Large family bathroom with part tiled walls, white bathroom suite comprising of an enclosed panel bath with shower attachment, low level toilet and hand basin built into a vanity unit. Extractor fan, down lights, large mirror and chrome heated towel rail.

#### **CAR PARK**

Car park at the rear, one allocated space with permit plus visitors bays.

#### Lease details

136 years remaining on the lease £2500 service charge per annum £270 ground rent per annum



## **Directions**

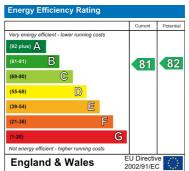
Situated off Vicarage Road.

# **Viewings**

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

# **EPC** Rating:

В



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GROSS INTERNAL AREA 58.36 sqm / 628.18 sqft

