



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.

ENTRANCE

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 en-suite.

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 vinyl 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:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA

58.36 sqm / 628.18 sqft

