



Flat 13, Chambord House

Queenswood Crescent | Englefield Green | Egham | TW20 0AT

Offers In Excess Of £400,000

Leasehold



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Queenswood Crescent
| Englefield Green
Egham | TW20 0AT

A modern style two bedroom apartment set in an attractive location. INVESTMENT BUYERS ONLY.

- Two bedrooms
- Open plan Kitchen / Living room
- Integrated kitchen appliances
- Modern white bathroom suite
- Lift access to apartment landing
- Double glazed windows
- Gas fired central heating system
- Runnymede BC tax Band D
- EPC RATING B
- Service charge £354.78 - Ground rent £350 per annum

DESCRIPTION

An attractive first floor purpose built apartment set in an attractive building in a pretty crescent that is conveniently set for prompt access on



TWO BEDROOM
APARTMENT WITH
ALLOCATED
PARKING AND
COMMUNAL
GROUNDS



to the London Road.

Offering bright and spacious accommodation this modern property features two good size bedrooms, a modern white bathroom suite and a contemporary open plan double aspect kitchen / living room with views over the gardens to the rear. The kitchen is well appointed with integrated appliances. Gas fired central heating system, double glazed windows.

The apartment is set in an attractive no through road location and features an allocated parking space and very well kept communal grounds.

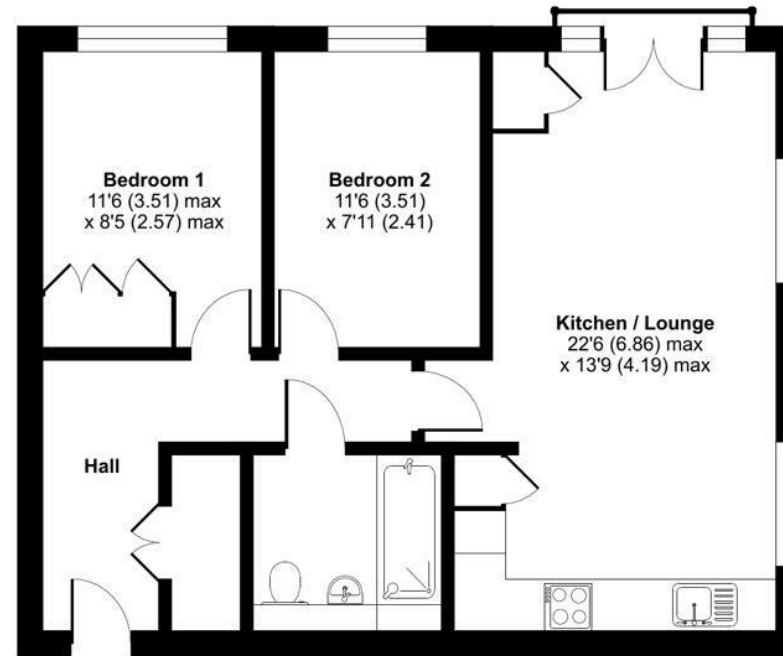
From Chobham proceed to Sunningdale village centre on Chobham Road and at the junction with London Road turn right. Follow the London Road through the traffic lights at the junction sign posted to Virginia Water and on your left hand side turn into Wick Road. Turn right into Queenswood Crescent and the property will be found in the block at the top of the road.



Queenswood Crescent, Englefield Green, Egham, TW20

Approximate Area = 640 sq ft / 59.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Waterfords. REF: 960237



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (12 plus) A | | 84 | 84 |
| (11-11) B | | | |
| (10-10) C | | | |
| (9-9) D | | | |
| (8-8) E | | | |
| (7-7) F | | | |
| (6-6) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

32 High Street
Chobham
Surrey
GU24 8AA
01276 858589

chobham@waterfords.co.uk