



**Middle Gates House, Wick Lane, Englefield  
Green, Egham, Surrey, TW20 0XE**

**£5,500 Per calendar month**

**BUCKINGHAMHS**

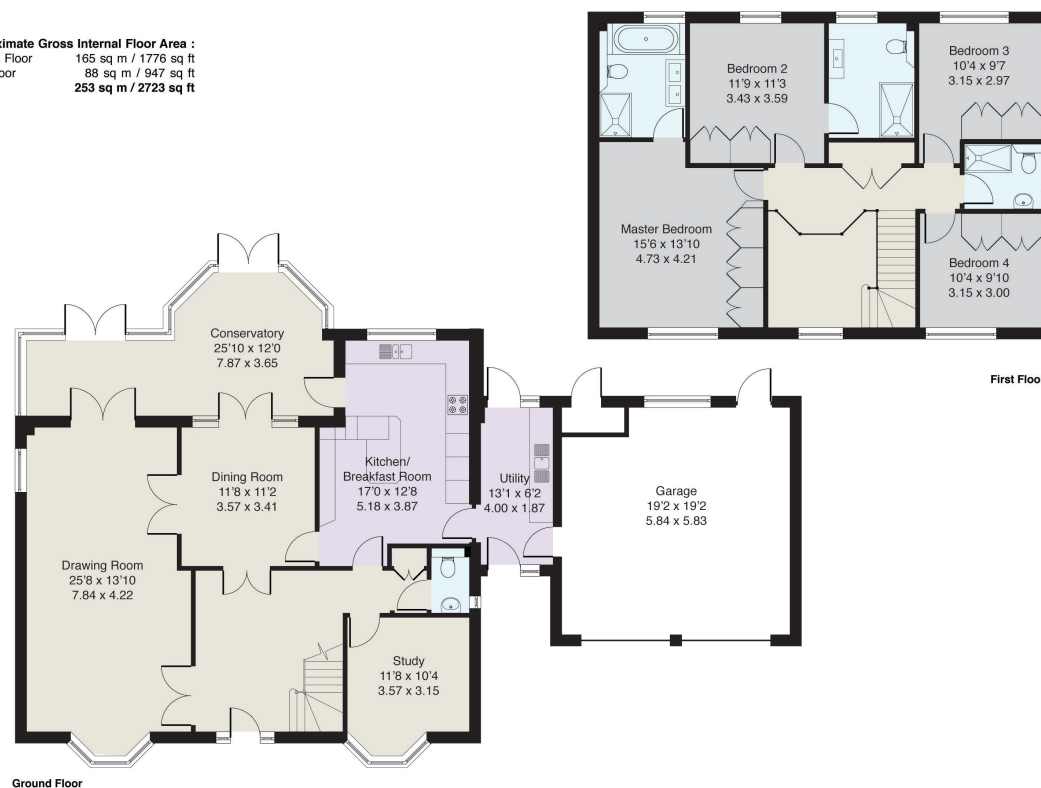




**An attractive detached house situated in a rural location within a short walk to Bishopsgate School and Savill Gardens entrance to Windsor Great Park. Council Tax Band G. EPC:D57. Gas central heating.**

Fees for tenants: Holding fee equivalent to one weeks rent, amendments to Tenancy Agreement after the document has been signed £50, change of sharer £50, stamp duty land tax (if total rent exceeds £125,000), 3% above the base rate of Bank of England per annum (calculated daily) for late/unpaid/returned rent payments, lost/damaged/broken keys/fobs or security devices at cost, deposit of five weeks rent if annual rent is less than £50,000 or six weeks rent if annual rent is £50,000 or more, all including VAT.

**Approximate Gross Internal Floor Area :**  
 Ground Floor 165 sq m / 1776 sq ft  
 First Floor 88 sq m / 947 sq ft  
**Total 253 sq m / 2723 sq ft**



Ref: MGH012508162 Buckingham  
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 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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