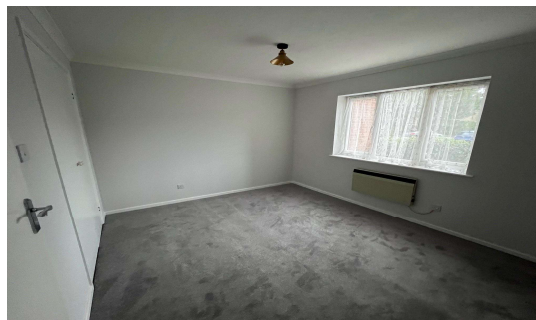




Wesley Drive, Egham, Surrey, TW20 9JB £250,000 Leasehold



An absolutely stunning, freshly refurbished ground floor flat, with doors onto a patio, offered for sale 'CHAIN FREE'. Benefits include gloss white kitchen, new bathroom with mega-flo tank, double glazing, electric heating, allocated parking and 151 year lease. Access to Magna Square, mainline station and Orbit Leisure Centre is a few minutes walk. Contact sole agent.

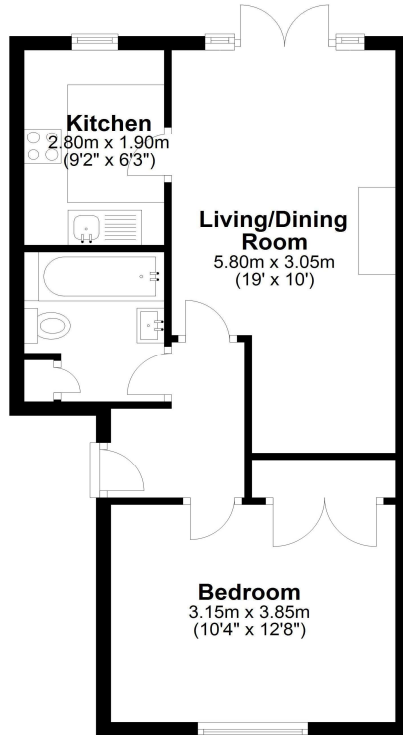
ZERO STAMP DUTY FOR FIRST TIME BUYERS UP TO £425,000

Wesley Drive, Egham, Surrey, TW20 9JB

FLOOR PLAN

Ground Floor

Approx. 43.4 sq. metres (467.2 sq. feet)



Total area: approx. 43.4 sq. metres (467.2 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

EPC

24 Wesley Drive
EGHAM
TW20 9JB

Energy rating
C

Valid until
8 February 2034

Certificate number
0611-3034-4202-8344-7204

Property type
Ground floor flat

Total floor area
43 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

COUNCIL TAX BAND: C - Runnymede Borough Council

LEASE: 151 years unexpired
SERVICE CHARGE: £850 per annum
GROUND RENT: Peppercorn



@NEVIN_AND_WELLS