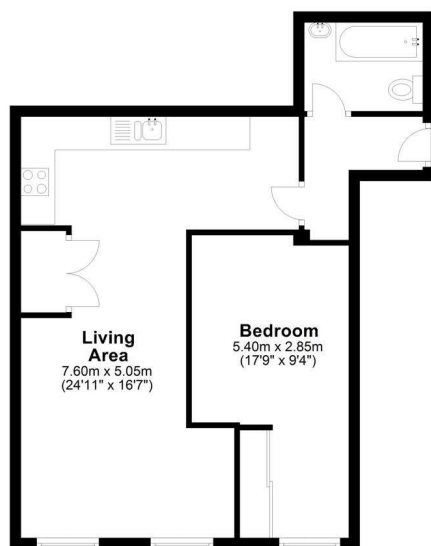




HIGH STREET, EGHAM, SURREY, TW20 9EY

£225,000 Leasehold

Ground Floor
Approx. 50.5 sq. metres (543.4 sq. feet)



Total area: approx. 50.5 sq. metres (543.4 sq. feet)

Energy performance certificate (EPC)

Flat 1 Castle Court 24 High Street EGHAM TW20 9EY	Energy rating C	Valid until: 9 February 2018 Certificate number: 950-000-000-687-019
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Property type	Mid-floor flat
Total floor area	49 square metres

Rules on letting this property

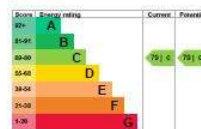
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](http://www.gov.uk/guidance/domestic-property-letting-tenant-spend-minimum-energy-efficiency-standards-guidance) (<http://www.gov.uk/guidance/domestic-property-letting-tenant-spend-minimum-energy-efficiency-standards-guidance>).

Energy efficiency rating for this property

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

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D

the average energy score is 50

Built in 2012 to a very high specification by Messers Cannon Properties Limited is this one bedroom first floor apartment overlooking Egham High Street. Magna Square with the Everyman Cinema are just a few minutes from mainline train station. The property offers spacious fully fitted kitchen/lounge, double bedroom and bathroom. Further benefits include video entry system and parking to rear. A great purchase for a first buyer or investor. **Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

Clarke Court, High Street, Egham, Surrey, TW20 9EY

- HALL:** Entry phone, radiator, fuse board and oak effect flooring.
- BATHROOM:** Low level W.C, wash hand basin, panel enclosed with chrome mixer tap and manual shower attachment, ladder radiator, ceramic tiled flooring and extractor fan.
- KITCHEN:** Range of cream Shaker style base and eye level units, laminate work tops, integrated dishwasher, integrated washer/dryer, built in electric oven and four ring Halogen hob, ceramic tiled floor, stainless steel extractor hood.
- LIVING AREA:** **7.60m x 5.05m (24'11 x 16'7)** Two radiators, oak effect flooring, access to airing cupboard and heating controls. Two double glazed windows to front.
- BEDROOM:** **5.40m x 2.85m (17'9 x 9'4)** Radiator, built in mirrored wardrobe. Double glazed window to front.
- PARKING:** Allocated parking space to rear.
- LEASE:** 245 years from 1 March 2011.
- GROUND RENT:** £180.00 per annum. We await written confirmation.
- SERVICE CHARGE:** £290.00 per quarter (including buildings insurance) We await written confirmation.
- COUNCIL TAX BAND:** C - Runnymede Borough Council
- VIEWINGS:** **By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk**



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