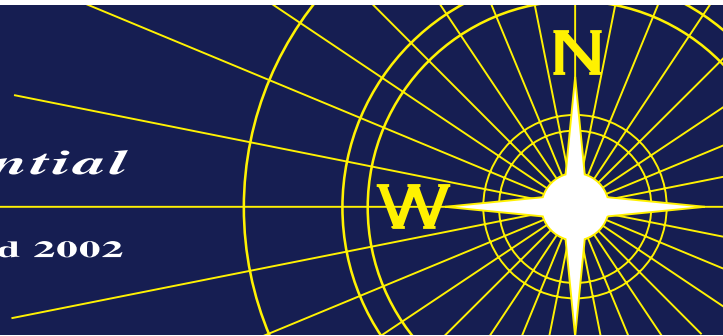


# NEVIN & WELLS

*Residential*

Established 2002



**The Rushes, Wapshott Road, TW18 3EZ**

**£245,000 Leasehold**



A stunning first floor one bedroom apartment, offering very spacious accommodation, built 14 years ago to a high specification. This property offers fully fitted two tone kitchen, modern white bathroom with mixer shower, dual aspect lounge/diner, double glazing, security entry-phone, separate office and residents parking. Access to mainline station, new Leisure Centre, River Thames and High Street is a short walk away. Contact sole agent to view.

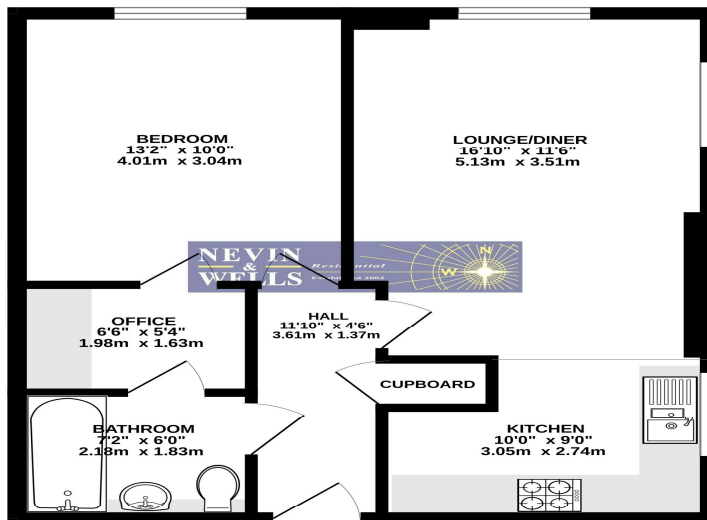
**ZERO STAMP DUTY FOR FIRST TIME BUYERS UP TO £425,000**

169/170 High Street, Egham, Surrey, TW20 9EJ  
Tel. 01784 437 437 Fax. 01784 436 456  
[www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



# The Rushes, Wapshott Road, Staines upon Thames, Middlesex, TW18 3EZ

FIRST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 508 sq.ft. (47.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of such, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac ©2004

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

## EPC

8 The Rushes Wapshott Road STAINES TW18 3EZ		Energy rating <b>B</b>
This certificate expired on <b>24 May 2020</b>	Certificate number <b>0079-3865-6050-9320-4105</b>	

Property type	Mid-floor flat
Total floor area	52 square metres

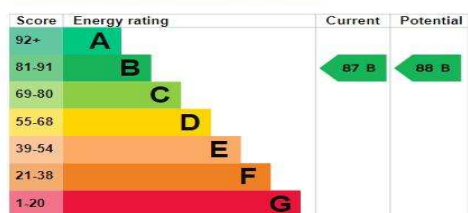
### Rules on letting this property

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 B. It has the potential to be B.

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



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

**COUNCIL TAX BAND:** C (Runnemede Borough Council)  
**LEASE:** 986 Years unexpired  
**SERVICE CHARGE:** £153.00PCM (Including building insurance)  
**GROUND RENT:** £150.00 PA

