



**Orchid Court, Egham, Surrey, TW20 9HA    £175,000 Leasehold**

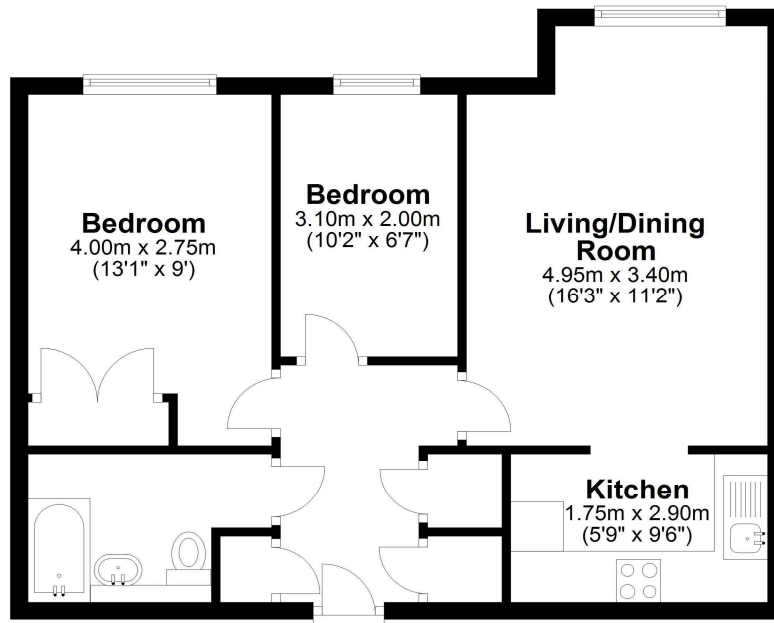


A superbly presented two bedroom ground floor apartment flat, situated minutes from High Street shops and doctors surgery. Benefits include large lounge, fitted kitchen, modern shower room, electric heating, double glazing and 'share of freehold' with a 990 year head lease. Access to leisure centre, mainline station and Runnymede National Trust is close at hand. **Over 60's only.**

# Orchid Court, Albany Place, Egham, TW20 9HA

## Ground Floor

Approx. 51.6 sq. metres (555.5 sq. feet)



Total area: approx. 51.6 sq. metres (555.5 sq. feet)

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

3 Orchid Court Albany Place EGHAM TW20 9HA	Energy rating <b>C</b>
Valid until 4 June 2034	Certificate number 4634-4726-2300-0065-8206

Property type	Ground-floor flat
Total floor area	51 square metres

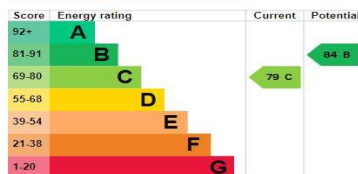
### Rules on letting this property

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 B.

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



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

**COUNCIL TAX BAND:**

**LEASE:**

**SERVICE CHARGE:**

**VIEWINGS:**

**D** - Runnymede Borough Council

990 Years (awaiting written confirmation)

£3200 per annum (awaiting written confirmation)

By appointment with the clients selling agents, Nevin

& Wells Residential on 01784 437 437 or visit

[www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

