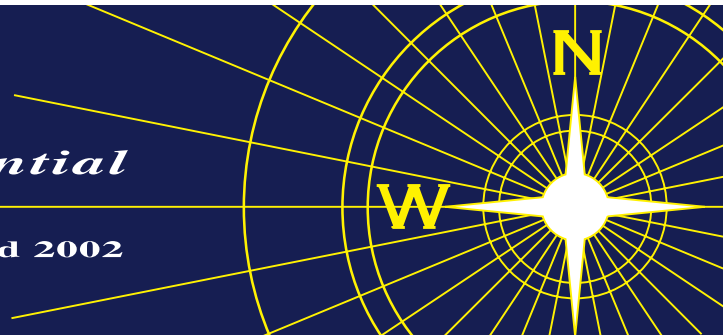


NEVIN & WELLS

Residential

Established 2002



The Carriages, Englefield Green, TW20 0NX

£395,000 L/H



A stunning ground floor two bedroom maisonette, offering amazing views across the Village Green and beyond. This chain free home benefits from a spacious lounge/diner, fitted kitchen, modern white bathroom, double glazing, gas central heating, private courtyard and allocated parking. This property is also 'share of Freehold' and comes with a 974 year head-lease. Village shops, restaurants and Windsor Great Park are also close at hand.

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

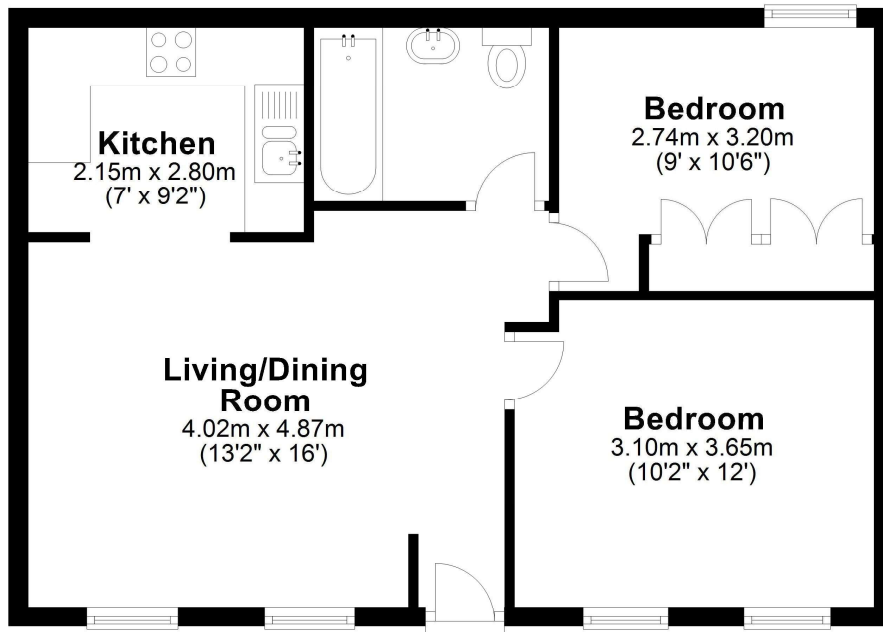
169/170 High Street, Egham, Surrey, TW20 9EJ
Tel. 01784 437 437 Fax. 01784 436 456
www.nevinandwells.co.uk



The Carriages, Barley Mow Road, Englefield Green, Surrey, TW20 0NX

Ground Floor

Approx. 51.1 sq. metres (550.5 sq. feet)



Total area: approx. 51.1 sq. metres (550.5 sq. feet)

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

EPC

Energy performance certificate (EPC)

Flat 1 The Carriages Barley Mow Road EGHAM TW20 0NX	Energy rating C	Valid until: 20 June 2034
		Certificate number: 6534-9226-6300-0629-9226

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

Rules on letting this property

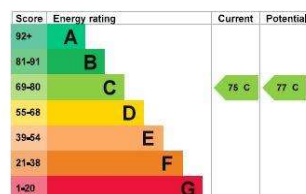
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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.](#)



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: D (Runnemede Borough Council)

LEASE: 974 Years unexpired

SERVICE CHARGE: 25% split of cost as required

GROUND RENT: N/A as 'share of Freehold'

