



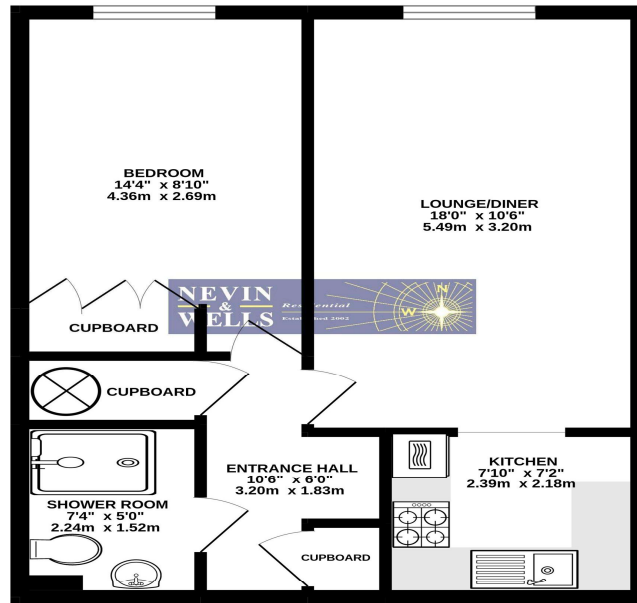
Manor Farm Court, Egham, TW20 9JR **£155,000 Leasehold**



A stunning refurbished one bedroom third floor retirement flat, situated minutes from The Grove Day Centre, doctors surgery and high street shops. This spacious property offers a brand new Wrens kitchen with integrated appliances, newly installed shower room and new electric heating and hot water system. There are many communal facilities including security entryphone, lift, communal lounge, guest suite, private grounds and residents parking. Access to mainline station and new Leisure Centre is a 10 minute walk away. Available to over 55's only.

Manor Farm Court, Egham, Surrey, TW20 9JR

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 480 sq.ft. (44.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 Metropix ©2022

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

EPC

Energy performance certificate (EPC)

26 Manor Farm Court Manor Farm Lane EGHAM TW20 9JR	Energy rating C	Valid until: 11 April 2032
		Certificate number: 9132-8324-0100-0319-8296

Property type: Top-floor flat
Total floor area: 45 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C (Runnemede Borough Council)
LEASE: 149 years unexpired
SERVICE CHARGE: £2535.00 PA (Including building insurance)
GROUND RENT: N/A





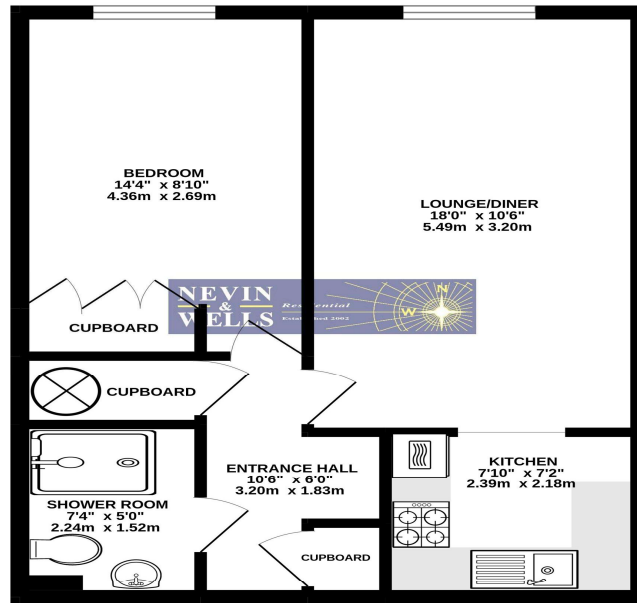
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