



Runnymede Court, Egham, Surrey, TW20 9AA

£250,000 L/H



A large two bedroom first floor maisonette. Situated in a quiet 'no through road' near the High Street. This spacious property offers two double bedrooms, open plan lounge/ diner, oak effect kitchen and large bathroom. There is also a private balcony with space for two seater table. Access to shops, restaurants, Everyman Cinema, leisure centre and mainline station is close at hand. No onward chain

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Double glazed front door with entry buzzer, stairs to first floor. Internal door into:

**ENTRANCE
HALLWAY:**

Wall mounted electric convector heater, storage cupboard, entry phone. Doors into bedroom one and bedroom two. Double glazed Velux ceiling window.

**LOUNGE/DINING
ROOM:**

Electric convector heater, coved cornice ceiling, recess for dining room table. Dual aspect double glazed windows to front and side. Internal door into bathroom and kitchen. Double glazed door onto: -

BALCONY:

1.52m x 1.22m (5' x 4') space for small table and chairs, timber deck and wooden balustrade.

KITCHEN:

Range of pine panel base and eye level units, laminate worktops, tiled splash back, space for appliances, extractor fan, extractor hob, stainless steel single bowl sink with chrome mixer tap. Double glazed window to rear.

BATHROOM:

White suite comprising low level WC, pedestal wash hand basin, panel bath with chrome mixer tap, separate glass shower cubicle housing electric mixer/shower, fully tiled walls, ceramic tiled floor, electric chrome towel rail, extractor fan, hatch to loft space. Two double glazed frosted windows to side.

BEDROOM ONE:

Wall mounted electric convector heater, built in double wardrobes, storage cupboard. Double glazed window to front.

BEDROOM TWO:

Wall mounted electric convector heater. Double glazed window to front.

**COUNCIL TAX
BAND:**

C - Runnymede Borough Council

LEASE:

New extended lease to be provided at 160 years (awaiting written confirmation)

VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

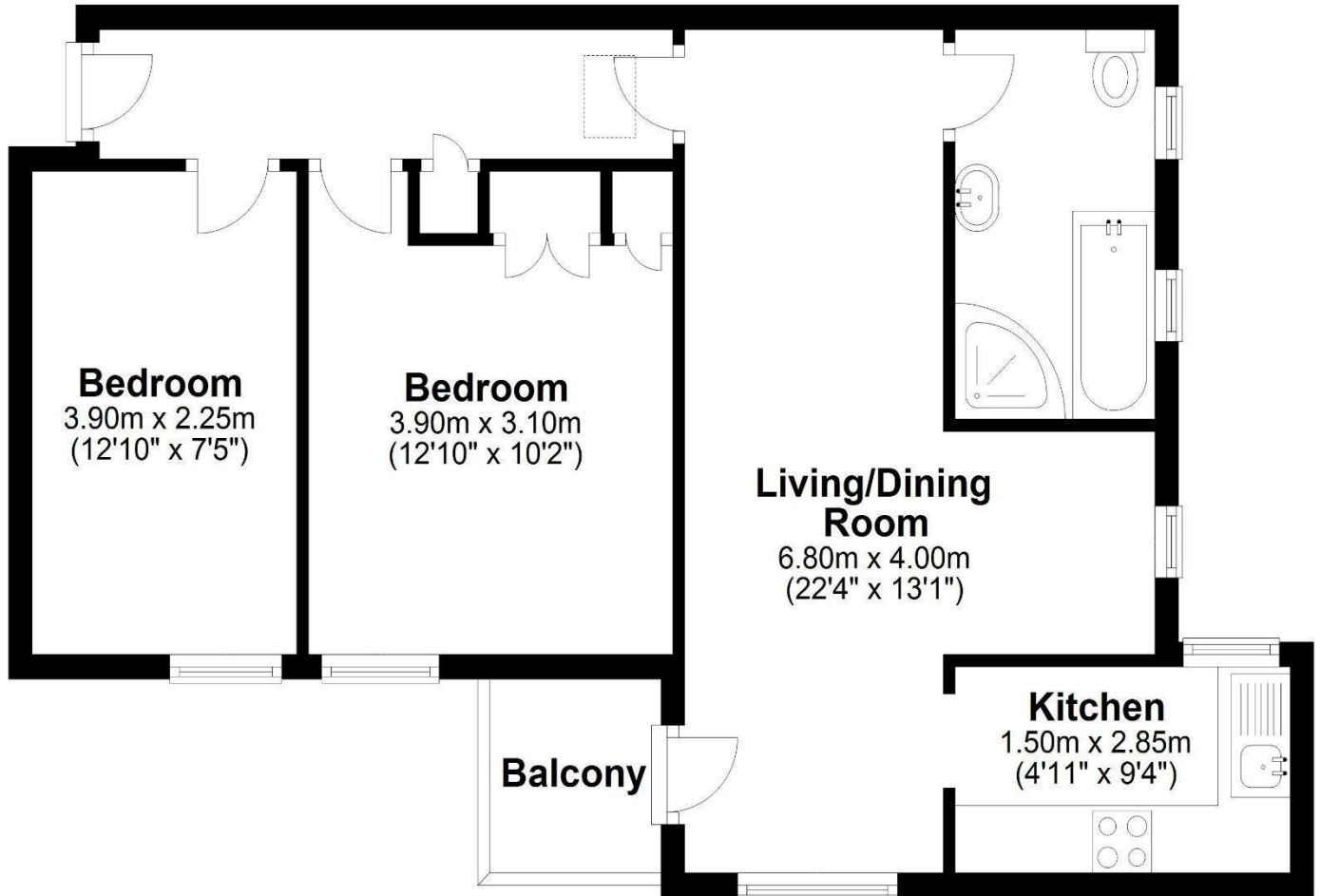


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FLOORPLAN

First Floor

Approx. 56.0 sq. metres (603.3 sq. feet)



Total area: approx. 56.0 sq. metres (603.3 sq. feet)

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

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EPC

12 Runnymede Court EGHAM TW20 9AA		Energy rating E
Valid until 3 October 2034	Certificate number 0849-3942-7200-7304-6200	

Property type	Top-floor flat
Total floor area	58 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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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