



Fairhaven, Egham, Surrey, TW20 9DH

£237,500 L/H



A superbly presented two bedroom ground floor retirement maisonette, situated minutes from High Street and Health Centre, offering no onward chain. Benefits include gloss white kitchen, modern white bathroom, full double glazing, electric heating and small patio garden. This development is for men over 60 and woman over 55. There are communal facilities including residents lounge, gardens and parking (first come – first served). Access to library and Runnymede National Trust is close at hand.

Fairhaven, Egham, Surrey, TW20 9DH

<u>ENTRANCE HALLWAY:</u>	Airing cupboard housing newly replaced hot water cylinder, access to fuse board, wall mounted electric storage heater.
<u>LOUNGE / DINING ROOM:</u>	Wall mounted electric storage heater, coved cornice ceiling, feature electric fireplace. Dual aspect double glazed windows to side and rear. Double glazed door onto patio garden. Double doors into:-
<u>KITCHEN:</u>	Range of gloss white base and eye level units, laminate work surfaces, part tiled walls, built-in electric cooker, fridge / freezer and washing machine, dishwasher, towel rail, Oak effect vinyl flooring, concealed lighting. One and half bows stainless steel drainer sink unit with chrome mixer tap. Double glazed window to front.
<u>BATHROOM:</u>	White suite comprising low level W.C, wash hand basin set into tiled plinth, panel bath with chrome mixer tap and manual shower, electric towel rail, electric fan heater. Frosted double glazed window to side.
<u>BEDROOM ONE:</u>	Wall mounted electric storage heater, built-in wardrobe. Dual aspect double glazed windows to side and rear.
<u>BEDROOM TWO:</u>	Wall mounted electric convector heater, storage cupboard. Double glazed window to front.

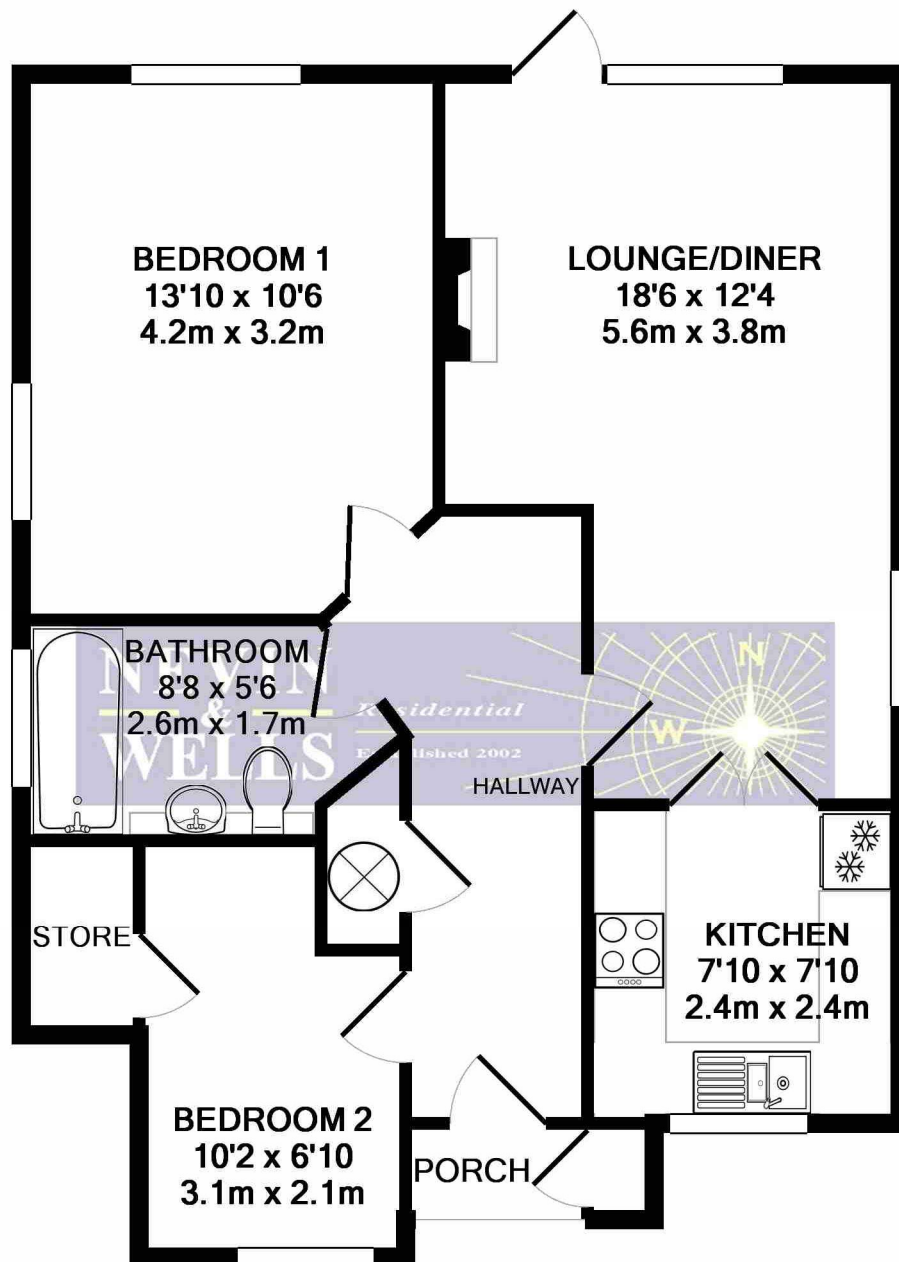
OUTSIDE

<u>COMMUNAL GARDENS:</u>	Own private patio area and access to communal gardens.
<u>RESIDENTS PARKING:</u>	To front of development on a 'first come, first served basis', in addition to visitors spaces.
<u>LEASE:</u>	99 Years from 1986 (Awaiting written confirmation).
<u>SERVICE CHARGE:</u>	Approximately £2,200 per annum (Awaiting written confirmation).
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



Fairhaven, Egham, Surrey, TW20 9DH

FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2018

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

Fairhaven, Egham, Surrey, TW20 9DH

EPC

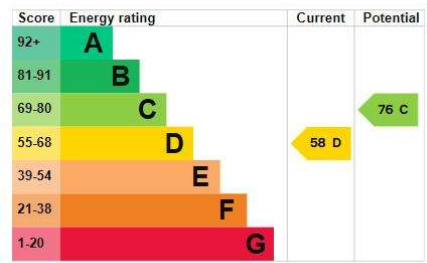
Flat 39 Fairhaven Court Fairhaven EGHAM TW20 9DH		Energy rating D
Valid until 29 October 2028	Certificate number 8108-6220-4749-1970-6976	
Property type	Ground-floor flat	
Total floor area	59 square metres	

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 D. 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.