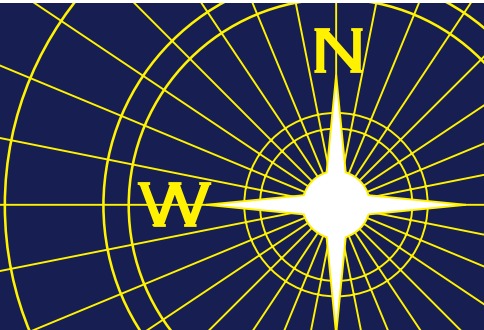


NEVIN & WELLS

Residential

Established 2002



High Street, Egham, TW20 9LP

£250,000 L/H



A superbly presented two bedroom split level maisonette, situated close to mainline station, offering scenic views to Virginia Water and Coopers Hill. This apartment benefits from spacious lounge/diner, separate kitchen, white bathroom, double glazing, gas central heating and single parking space. High Street shops, Magna Square with Everman Cinema and bars are also a few minute walk. **No onward chain.**

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



High Street, Egham, Surrey, TW20 9ED

Door to front internal staircase up to front door.

KITCHEN:

Range of gloss cream base and eye level units, wood block work surfaces, engineered Oak floor, part tiled walls. Space for fridge / freezer, space for washing machine, wine rack, built-in stainless steel electric oven and four ring gas hob, stainless steel extractor hood. One and half bowl stainless steel single drainer sink with chrome mixer tap. Double glazed window to rear with scenic views to Virginia Water. Double glazed door onto rear staircase.

INNER HALLWAY:

Radiator, engineered Oak flooring, storage cupboard. Door into:-

BATHROOM:

White suite comprising low level W.C, wash hand basin set into vanity unit, panel bath with chrome mixer shower over, part tiled walls, chrome ladder radiator, mosaic tiled floor. Frosted double glazed window to side.

LANDING:

Hatch to loft space with folding ladder, cupboard housing new fuse board, large ceiling skylight, open plan into:-

NB:

The loft space is huge, running of whole flat.

LOUNGE / DINER:

Two radiators, feature chimney recess. Two double glazed windows to front with scenic views over Coopers Hill.

BEDROOM ONE:

Radiator, hatch to inspection loft. Double glazed window to rear with scenic views to Virginia Water.

BEDROOM TWO:

Radiator. Double glazed window to front with scenic views over Coopers Hill.

OUTSIDE

PARKING:

Parking space for one vehicle to the rear.

LEASE:

137 Years (awaiting written confirmation)

GROUND RENT:

£250.00 per annum (awaiting written confirmation)

**BUILDING
INSURANCE:**

£200.00 per annum (awaiting written confirmation)

**COUNCIL TAX
BAND:**

C- Runnymede Borough Council

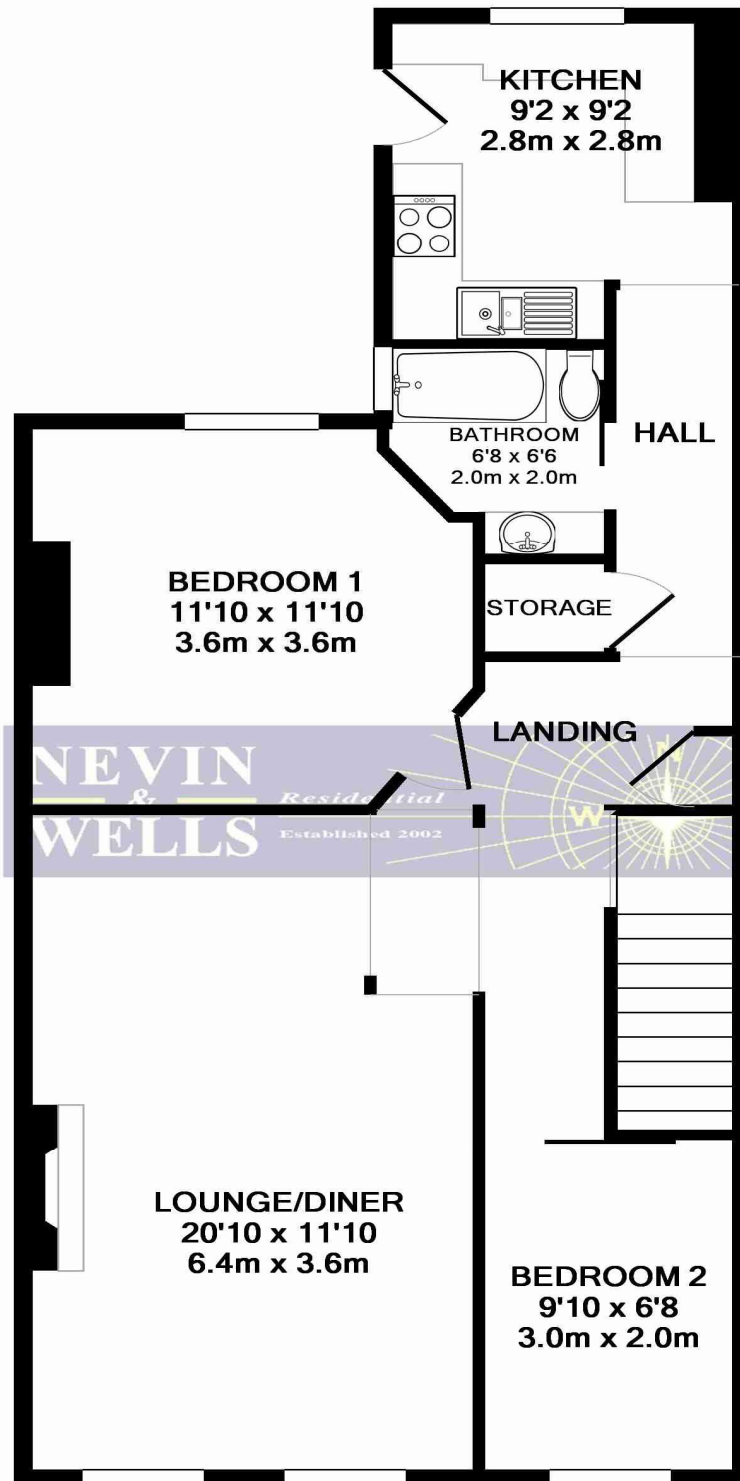
VIEWINGS:

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



TOTAL APPROX. FLOOR AREA 714 SQ.FT. (66.4 SQ.M.)

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

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

High Street, Egham, Surrey, TW20 9ED

EPC

191b, High Street EGHAM TW20 9ED		Energy rating C
Valid until 19 July 2026	Certificate number 0142-2860-7032-9126-5421	
Property type	Top-floor flat	
Total floor area	72 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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