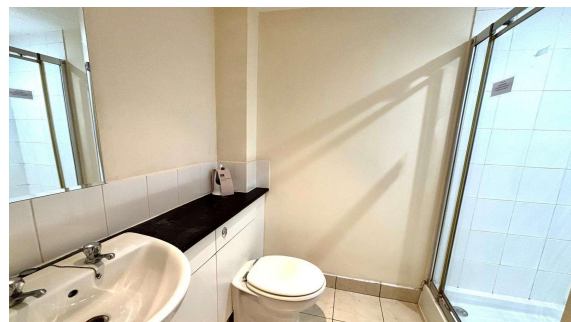
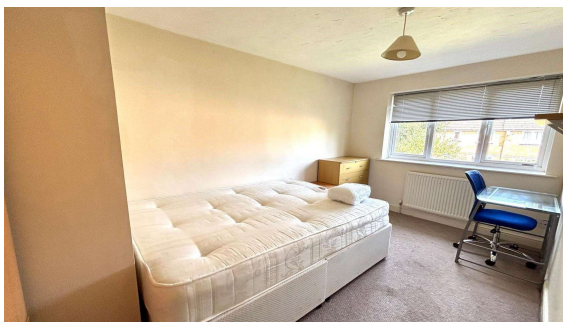
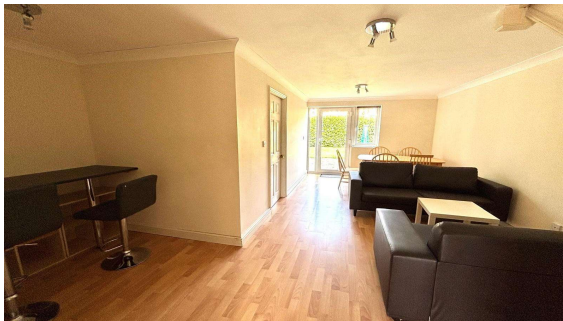




Nightingale Shott, Egham, Surrey, TW20 8SX

£490,000 F/H



## INVESTMENT BUYERS ONLY!

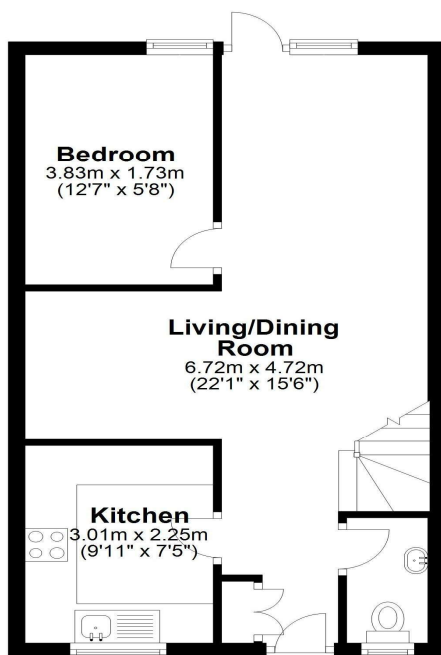
Currently let as a five bedroom, two bathroom student rental property with garage for £3,150pcm offering a minimum yield of 7.7% for the academic year of 2025/2026 from 9 August 2025. Being sold as one of a portfolio of five, at an asking price of £2,225,000 for those wishing to buy the whole portfolio, which all have tenants.

# Nightingale Shott, Egham, Surrey, TW20 9SX

## FLOOR PLAN

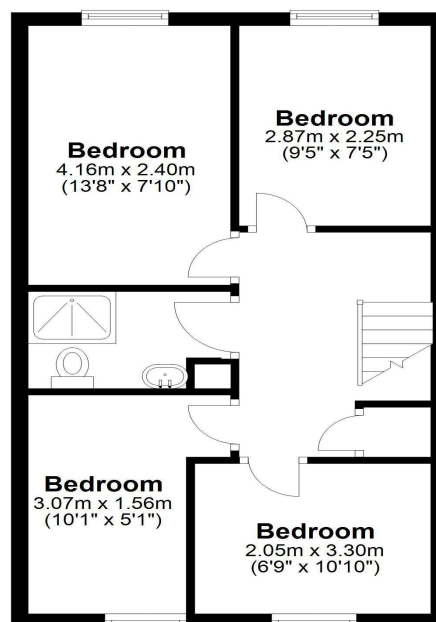
### **Ground Floor**

Approx. 42.7 sq. metres (460.1 sq. feet)



### **First Floor**

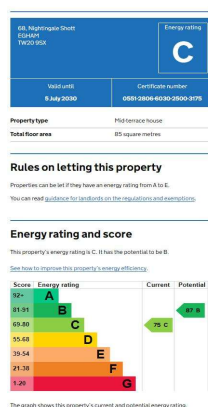
Approx. 42.7 sq. metres (460.1 sq. feet)



Total area: approx. 85.5 sq. metres (920.2 sq. feet)

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

## EPC



COUNCIL TAX BAND:

E - Runnymede Borough Council

VIEWINGS:

By appointment with the clients selling agents,  
Nevin & Wells Residential on 01784 437 437 or  
visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

