



Runnymede Court, Egham, Surrey, TW20 9AAE

£260,000 L/H

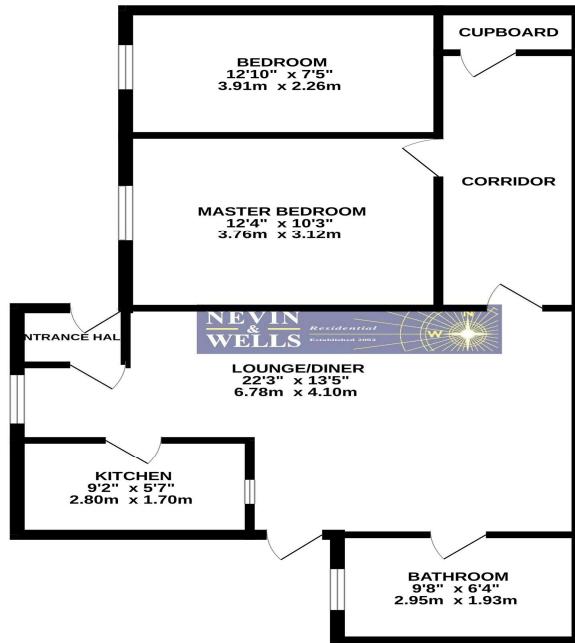


Nestled within the heart of Egham in a small cul-de-sac, this spacious two double bedroom ground floor maisonette offers the perfect blend of space, convenience and privacy. Perfect for first time buyers, investment or those wanting to downsize. The property benefits from entrance hallway, large lounge, separate fitted kitchen, shower room and outside private covered decked area. In addition, there is a front garden, whilst the High Street with Everyman Cinema and Mainline station are situated within a ten minute walk. No onward chain.

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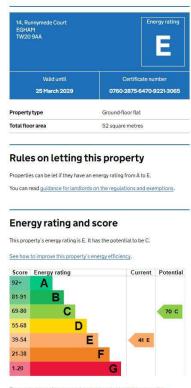
FLOOR PLAN

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq ft. (62.9 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 and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.

EPC



COUNCIL TAX BAND:

C - Runnymede Borough Council

LEASE:

New extended lease to be provided at 125 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



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