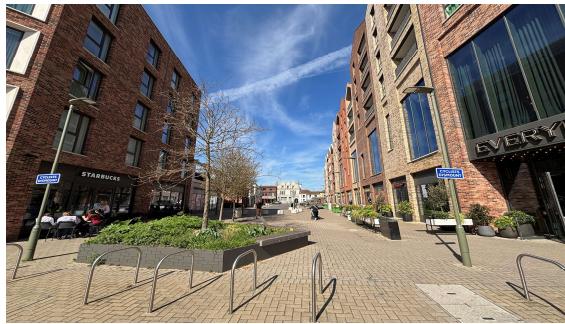




**Henley Court, Egham, Surrey, TW20 9DZ**

**£265,000 L/H**

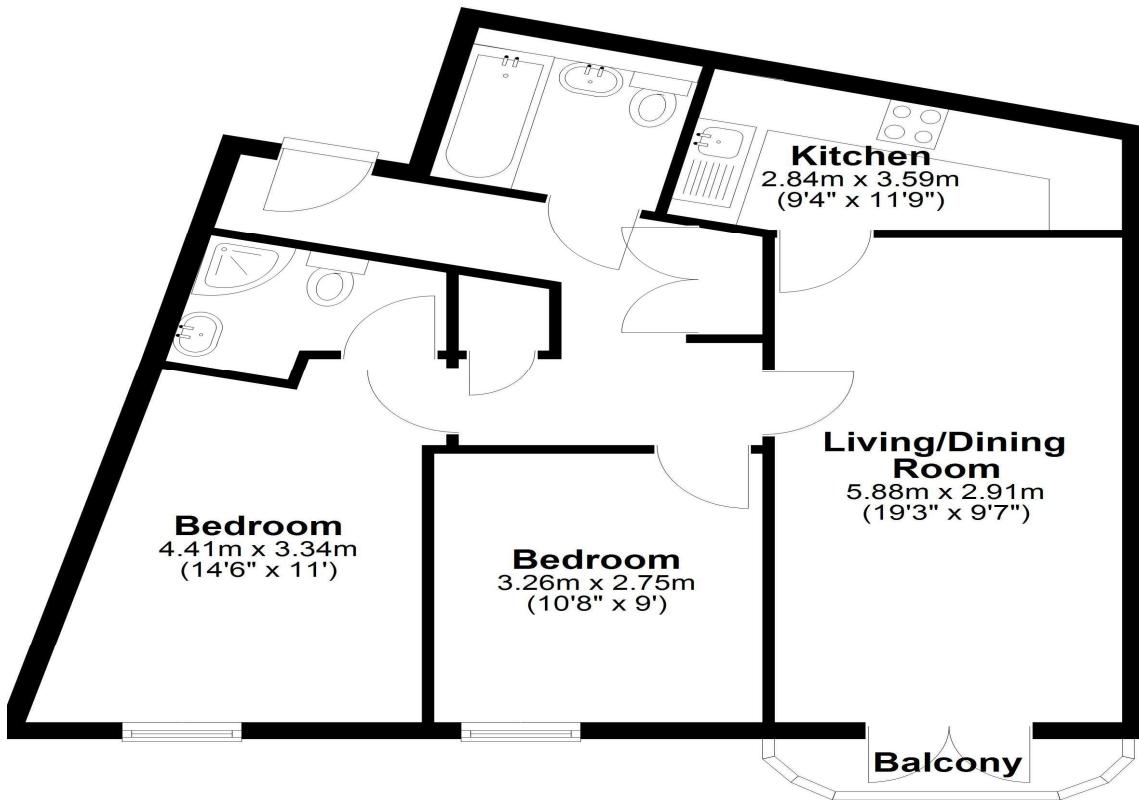


An excellent opportunity to acquire this two double bedroom second floor apartment located in Central Egham just yards from High Street amenities, Magna Square and mainline train station. Accommodation comprises entrance hallway, lounge/dining room, fitted kitchen, two bathrooms, balcony and secure allocated parking for one vehicle. Further benefits include double glazing throughout, gas central heating and no onward chain.

FLOOR PLAN

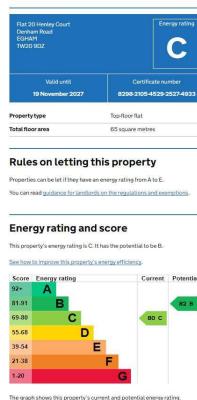
**Ground Floor**

Approx. 61.6 sq. metres (662.8 sq. feet)



Total area: approx. 61.6 sq. metres (662.8 sq. feet)

EPC



COUNCIL TAX BAND:

LEASE:

CHARGES:

VIEWINGS:

**D** - Runnymede Borough Council  
105 year remaining (awaiting written confirmation)  
To be confirmed

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)



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