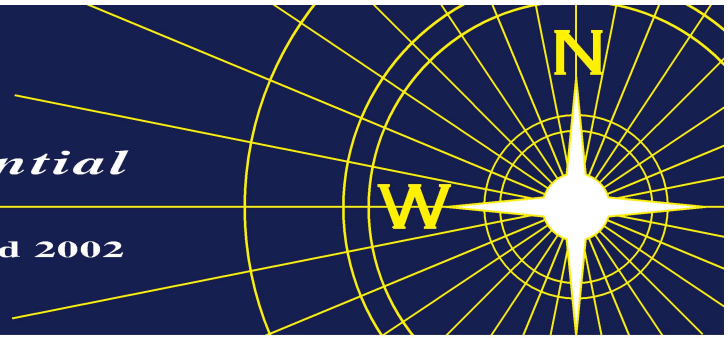


# NEVIN & WELLS

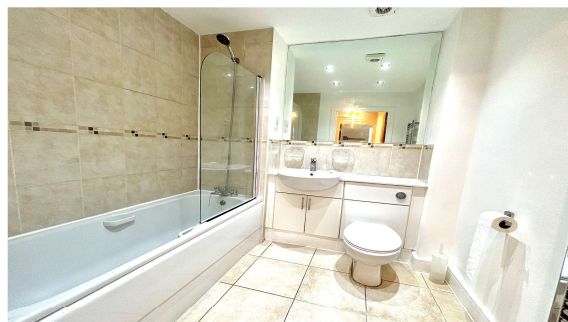
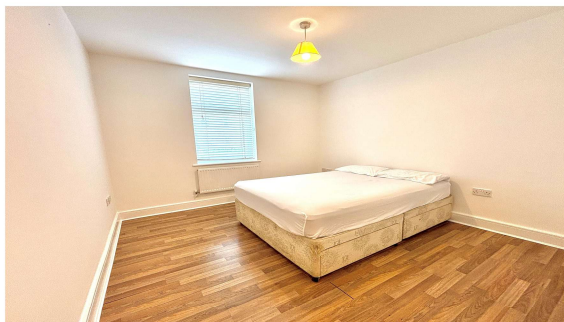
*Residential*

Established 2002



Vicarage Road, Egham, Surrey, TW20 9GL

£275,000 L/H



A superb two double bedroom ground floor apartment, situated in a central location, within five minutes walk of Egham High Street, Magna Square with Everyman Cinema and station. This property is of a high specification and offers security entry phone, two luxury white bathrooms, spacious lounge/diner, fitted kitchen with built in appliances, full double glazing and allocated parking. **NO ONWARD CHAIN.**

169/170 High Street, Egham, Surrey, TW20 9EJ  
Tel. 01784 437 437 Fax. 01784 436 456  
[www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



**Vicarage Road, Egham, Surrey, TW20 9GL**

**ENTRANCE  
HALLWAY:**

Radiator, built in airing cupboard and doors to all rooms.

**LOUNGE:**

Two radiators, double aspect double glazed windows to front and side. Open plan into:-

**FITTED KITCHEN:**

Modern range of eye and base level units with rolled edge work surfaces, one and a half bowl stainless steel sink unit with mixer tap, fitted stainless steel oven, four ring gas hob and extractor over, concealed and fitted fridge freezer, dishwasher and washing machine, cupboard housing boiler and four down lighters.

**BEDROOM ONE:**

Radiator, fitted four door wardrobe, double glazed window to front and door to:-

**EN-SUITE SHOWER:**

Modern white suite comprising of low level W.C, inset sink unit with mixer tap, part tiled walls, heated towel rail and double shower cubicle with fully tiled walls and wall mounted shower unit.

**BEDROOM TWO:**

Radiator, fitted three door wardrobe and double glazed window to side.

**BATHROOM:**

Modern white suite comprising of panel enclosed bath with mixer tap and shower attachment, inset sink unit and toilet with cupboards, extractor fan, heated towel rail and part tiled walls.

**OUTSIDE**

**PARKING:**

Allocated parking to front of block.

**COMMUNAL  
GARDENS:**

Surrounding block with outside bin storage.

**LEASE:**

155 Years from 2005

**GROUND RENT:**

£300 per annum. (Awaiting written confirmation).

**MAINTENANCE:**

£2,500 including insurance per annum. (Awaiting written confirmation).

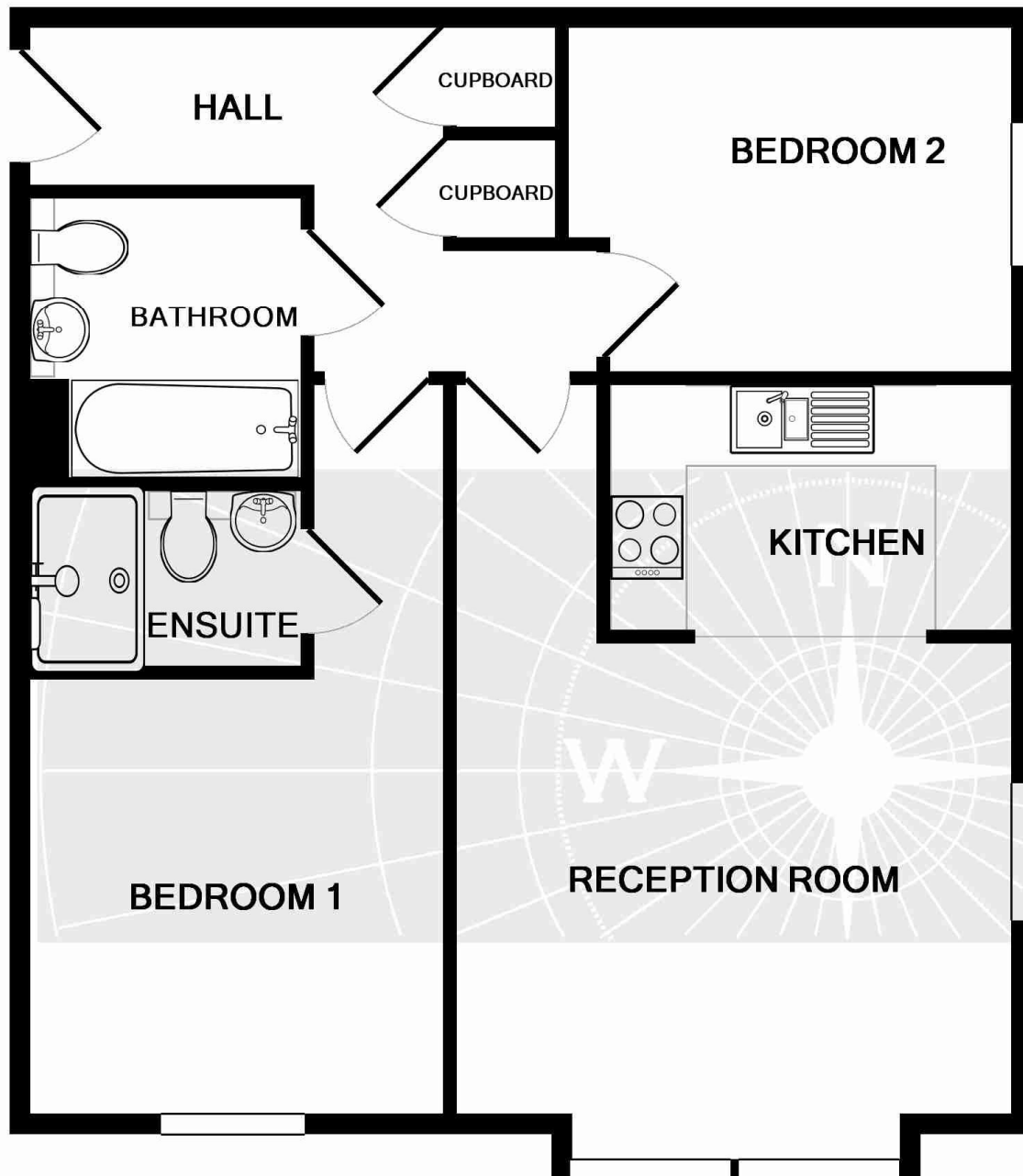
**VIEWINGS:**

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)



Vicarage Road, Egham, Surrey, TW20 9GL

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

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

## Vicarage Road, Egham, Surrey, TW20 9GL

### EPC

2 STEEPLE COURT VICARAGE ROAD EGHAM TW20 9GL		Energy rating <b>C</b>
Valid until <b>1 February 2031</b>	Certificate number <b>0825-0000-7202-1109-2210</b>	

Property type	Ground-floor flat
Total floor area	59 square metres

### Rules on letting this property

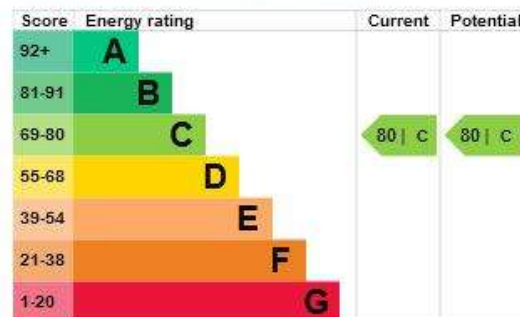
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

See [how to improve this property's energy performance](#).



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60