



**Hythe Park Road, Egham, Surrey, TW20 8DH**

**£185,000 L/H**



A superbly presented one bedroom first floor apartment, situated close to local shops and park. Benefits include a gloss white shaker style kitchen, luxury white bathroom, double glazing, electric heating, private entry door, allocated parking and communal garden. Access to Egham and Staines mainline stations is within a mile, Heathrow airport is also close at hand. Sold with new lease.

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Communal side path leading to private front door.

**LOBBY:**

Stairs to first floor

**LOUNGE:**

Electric convector heater, coved cornice ceiling. Double glazed window to front. Open plan into: -

**KITCHEN:**

Range of white Shaker style base and eye level units, laminate work tops, laminate flooring, fitted electric oven and four ring Halogen hob, fitted washing machine, breakfast bar, coved cornice ceiling. Ceramic single bowl single drainer sink with chrome mixer tap, space for fridge/freezer. Double glazed window to front.

**LOBBY:**

Storage cupboard. Door into: -

**BATHROOM:**

Modern white suite comprising low level WC with concealed flush, wash hand basin set into vanity unit, panel bath with chrome mixer tap and electric mixer shower over, glass shower screen, fully tiled walls, hatch to loft. Frosted double glazed window to rear. Electric chrome towel rail.

**BEDROOM:**

Wardrobe recess, coved cornice ceiling, wall mounted electric convector heater. Double glazed window to rear.

**OUTSIDE**

**COMMUNAL  
GARDENS:**

Lawn area and shrubs. Access onto parking.

**PARKING:**

Allocated parking space plus visitors space.

**LEASE:**

82 years unexpired.

**SERVICE CHARGE  
AND GROUND RENT:**

£1,600.00 per annum.

**COUNCIL TAX BAND:**

B - Runnymede Borough Council

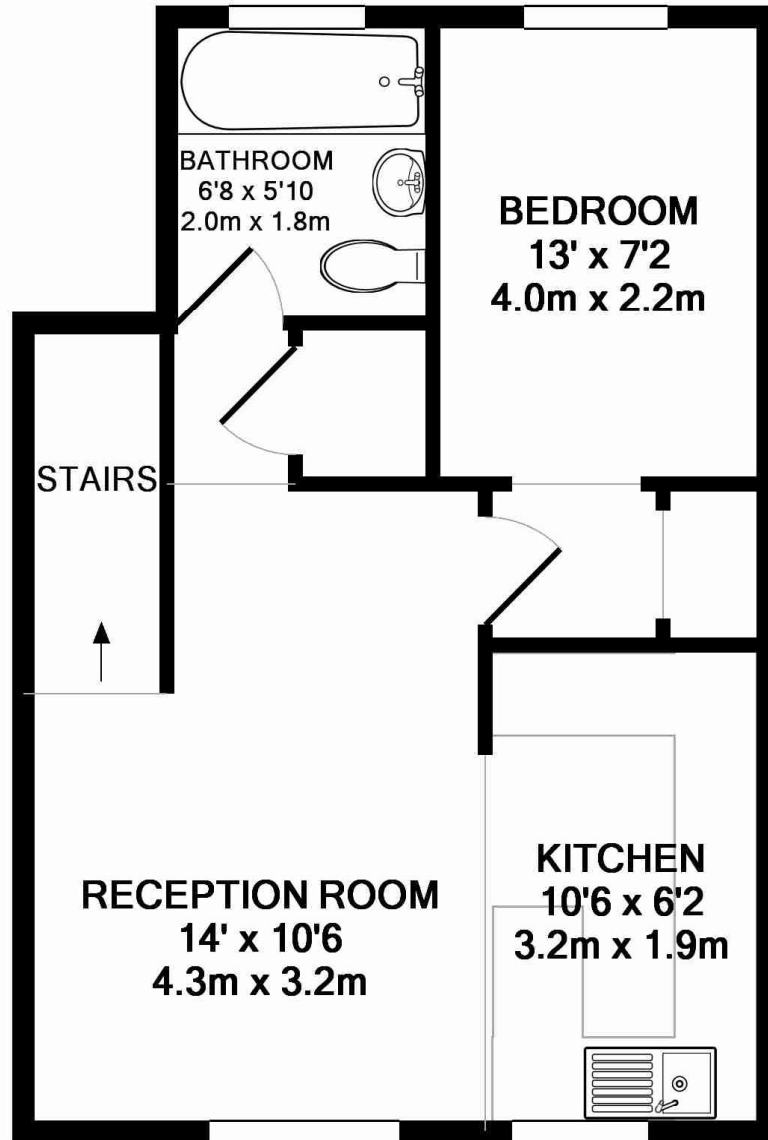
**VIEWINGS:**

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)



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FLOORPLAN



**TOTAL APPROX. FLOOR AREA 373 SQ.FT. (34.7 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.

## Hythe Park Road, Egham, Surrey, TW20 8DH

### EPC

2 Roydon Court Hythe Park Road EGHAM TW20 8DH		Energy rating <b>D</b>
Valid until <b>28 January 2026</b>	Certificate number <b>2218-0056-7279-4626-1944</b>	

Property type	Top-floor flat
Total floor area	37 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80 C
55-68	<b>D</b>	64 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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