



## 28 Greenacre Court, Englefeld Green, TW20 0RF

This great value property is a superb example of a one bedroom second floor apartment!

It is well located in a corner position of this popular block, with a south and east aspect, offering bright and spacious accommodation with an excellent layout with all rooms off the entrance hall.

The impressive lounge/dining room has a double window and the east aspect, whilst the kitchen and the double bedroom has the south aspect and a bespoke range of Sharps fitted wardrobes, with matching chest of drawers and bedside table. There is of course a bathroom and there is the added advantage of a loft storage space, some of which is boarded.

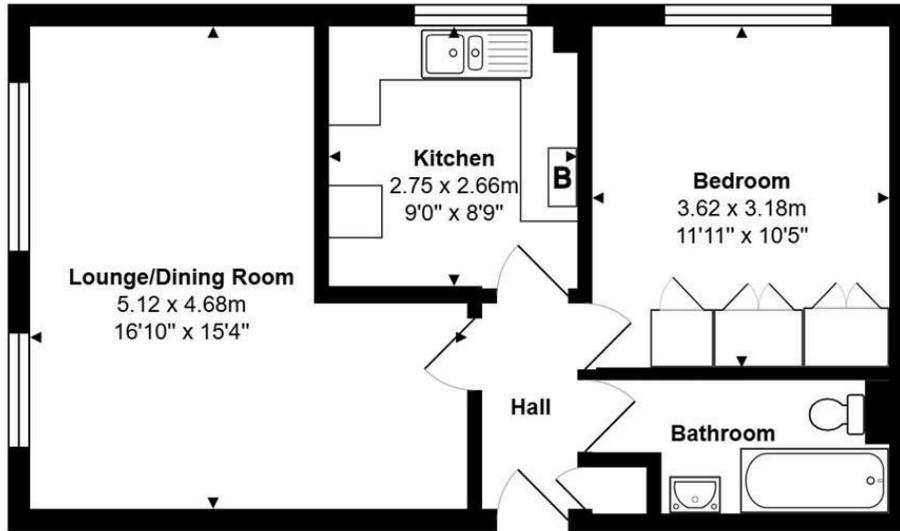
The property was re-roofed about 5 years ago and the flat is double glazed and has a gas central heating system to radiators with the boiler re-fitted in 2018. There is residents' parking and a separate garage! The long lease has a 'peppercorn' ground rent and the service charge is around £2,200pa, with a large 'sinking fund' for added protection.

The village shops are literally within a 2-3 minute walk, whilst Egham's shops & mainline train station are about 1-1.25 mile away. We think the property would make an ideal first time buy, though could equally suit a 'downsizer' or an investment purchaser. EPC Rating: C.



# Floor Plan

2nd Floor Flat



Features

Total Area: 47.3 m<sup>2</sup> ... 509 ft<sup>2</sup>

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Tenure - Leasehold Council Tax Band - C

