

ASPEN
SALES & LETTINGS

7 Gem House Station Road North, Church Road, Egham, TW20 9FG

£240,000

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Exceptionally spacious and flooded with natural light, this impressive one-bedroom apartment with parking forms part of the contemporary Magna Square development, built just five years ago. Large windows frame far-reaching views to the front, creating a wonderful sense of space and an inviting setting for modern living. With an Everyman cinema on the ground floor and an excellent choice of restaurants and high street amenities close at hand, the apartment enjoys a superbly convenient location. The train station is just a few minutes' walk away, with fast services reaching London Waterloo in approximately 40 minutes, while Royal Holloway College is also within walking distance.

A particularly appealing feature is the generous communal terrace, accessed immediately outside the apartment's front door. With seating, trees and lovely open views, it provides a delightful setting for a morning coffee or an evening glass of wine. Let for the next 12 months at £1,450 pcm, the property presents an appealing opportunity for those considering a short- or long-term investment. Further benefits include no ground rent, a current annual service charge of £3,361 which includes 24 hour security and various other benefits and reported electricity costs of approximately £34 per month. The apartment has an excellent EPC rating of B (83), with a potential rating of B (83), and falls within Council Tax Band C.

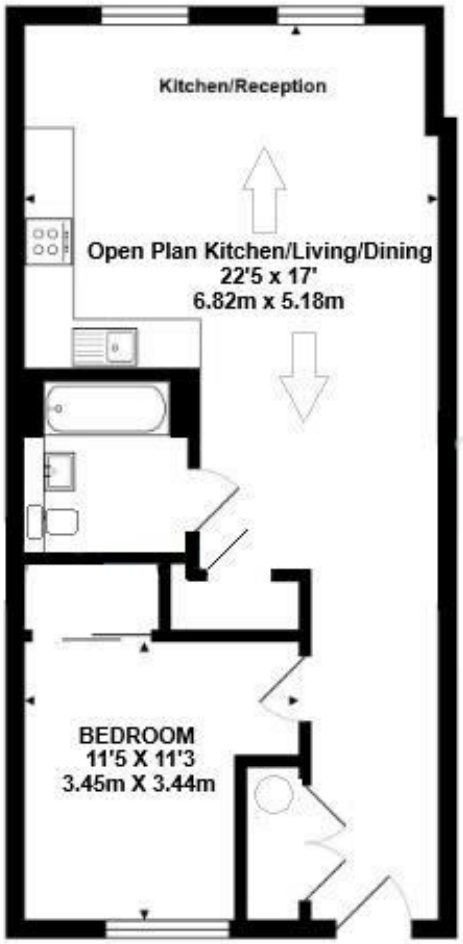
Photographs have been virtually staged with accessories to create a lifestyle.





Floor Plan

Gem House, Magna Square, Egham



3rd Floor

Total Floor Area, 624 Sq. ft, (57.9 Sq. m)

All measurements are approximate and are to be used as a guide only.





Features

- Exceptionally Spacious Executive Apartment
- Econimcal & Low Cost Utility Bills
- Magna Square - Central High Street
- Current Rental Value £1,450 Per Month
- Located in Magna Square -Egham High Street
- Allocated Parking
- Stunning Far Reaching Views

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Tenure - Leasehold Council Tax Band - C

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