

# NEVIN & WELLS

*Residential*

Established 2002



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

**£180,000 L/H**



An excellent opportunity to acquire this ground floor apartment with garage. Located within half a mile of local shops and local playing fields. Accommodation comprises entrance hallway, 18ft lounge, open plan fitted kitchen, double bedroom and installed bathroom. Further benefits include double glazing throughout. Lease will be extended to 179 years upon completion. No onward Chain.

**Paul Court, Hythe Park Road, Egham, Surrey, TW20 8DG**

Main door to:

**ENTRANCE  
HALLWAY:**

Security entrance phone, airing/storage cupboard, fitted cupboard and doors to all rooms.

**LOUNGE:**

Electric radiators, front aspect double glazed windows, fitted carpet and open plan.

**FITTED  
KITCHEN:**

Comprising eye and base level units with rolled edge work surfaces, stainless steel drainer unit with mixer tap, fitted oven and hob, space for appliances, part tiled walls, extractor fan and vinyl flooring.

**DOUBLE  
BEDROOM:**

Built in wardrobes, electric radiator and front aspect double glazed window.

**INSTALLED  
BATHROOM:**

White three-piece suite comprising panel enclosed bath with shower attachment, glass shower screen, pedestal wash hand basin, low level W.C, heated towel rail, extractor fan, part tiled walls and vinyl flooring.

**GARAGE:**

In nearby block with up and over door.

**LEASE TERM:**

Lease will be extended to 179 years upon completion. (awaiting written confirmation)

**GROUND  
RENT:**

£250 per annum (awaiting written Confirmation)

**SERVICE  
CHARGE:**

£85 per calendar month (awaiting written confirmation)

**COUNCIL TAX  
BAND:**

C - Runnymede Borough Council

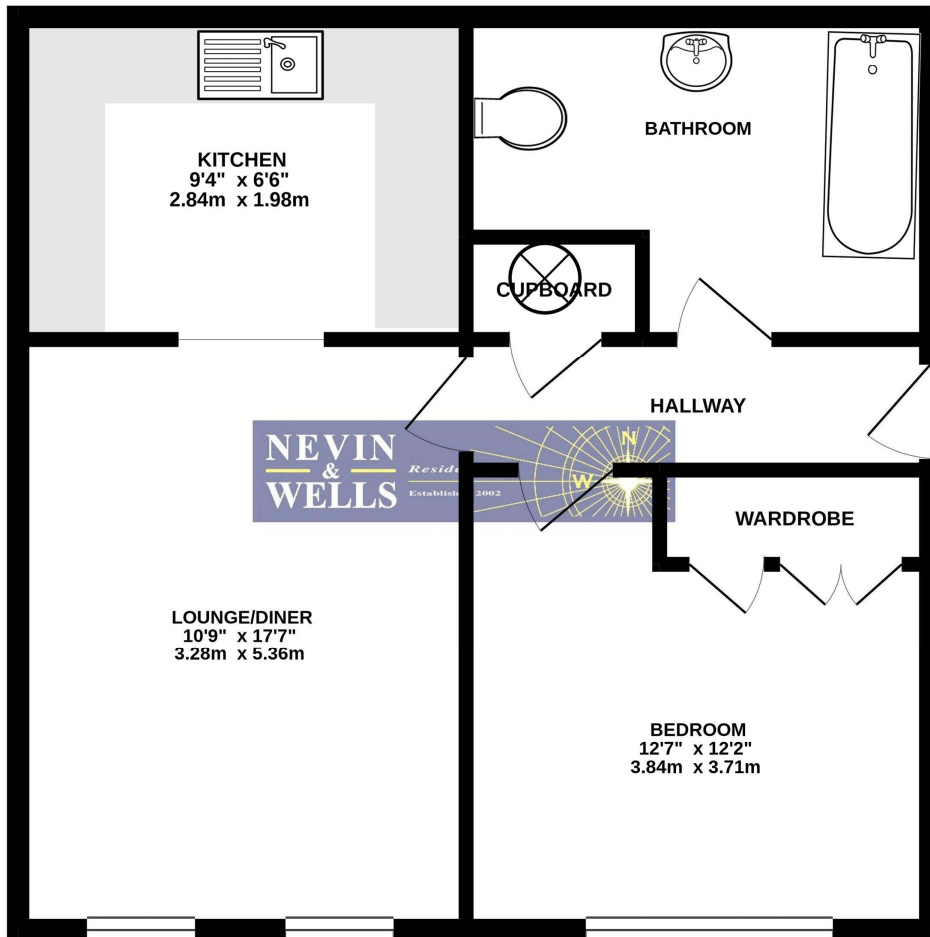
**VIEWINGS:**

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)



**FLOOR PLAN**

**GROUND FLOOR**  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.**

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**EPC**

9 Paul Court Hythe Park Road EGHAM TW20 8DG		Energy rating <b>E</b>
Valid until <b>11 June 2030</b>	Certificate number <b>9508-7093-6266-5560-4210</b>	

Property type	Ground-floor flat
Total floor area	45 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 E. It has the potential to be D.  
[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>		
55-68	<b>D</b>		<b>63 D</b>
39-54	<b>E</b>	<b>46 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		