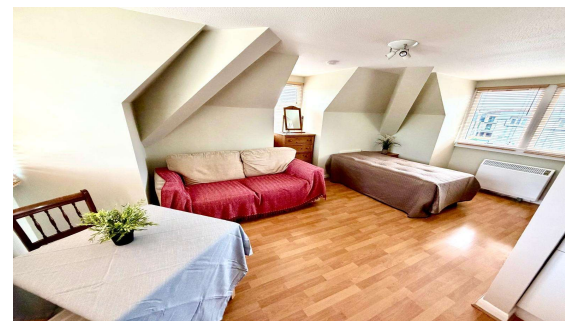
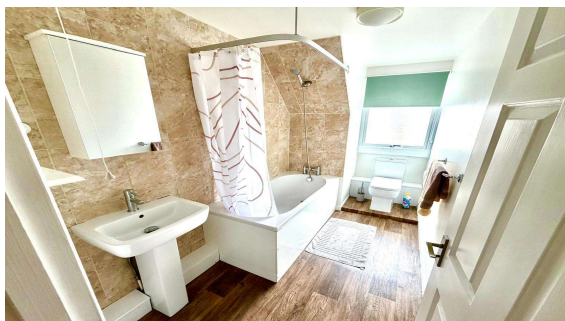
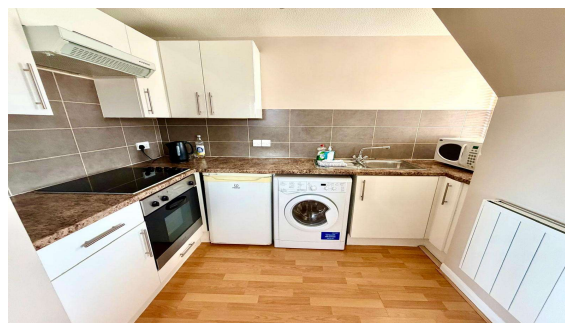
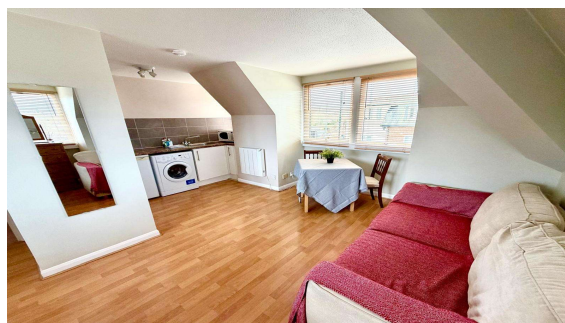




**Station Road, Egham, Surrey, TW20 8HD**

**£182,500 L/H**



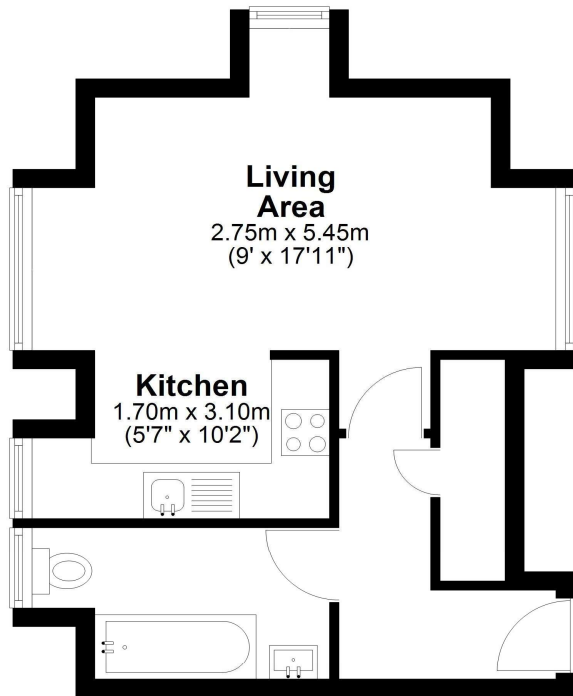
Located in the heart of Egham just yards from Egham mainline train station, Magna Square and High street amenities is this very well presented top floor studio apartment with allocated parking. Accommodation comprised entrance hallway, living/bedroom/dining area, fitted kitchen and a modern bathroom suite. An excellent first time buy or investment opportunity. No onward chain.

Station Road, Egham, Surrey, TW20 9LF

## FLOOR PLAN

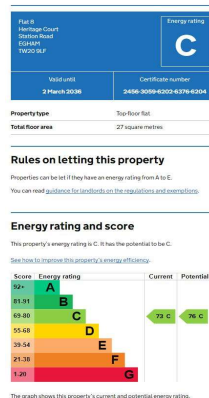
### **Second Floor**

Approx. 31.2 sq. metres (336.3 sq. feet)



Total area: approx. 31.2 sq. metres (336.3 sq. feet)

## EPC



**LEASE:**

88 years remaining

**SERVICE CHARGE:**

£1246 per annum, payable in 6 monthly instalments.

**GROUND RENT:**

£200 per annum.

**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)



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