

# NEVIN & WELLS

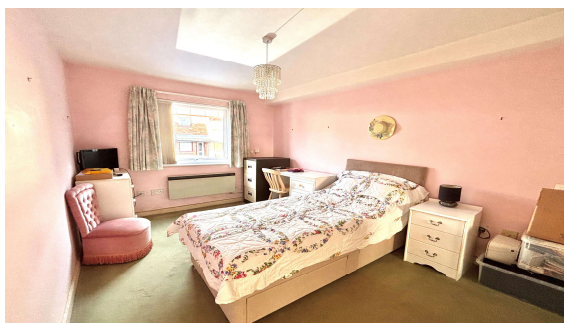
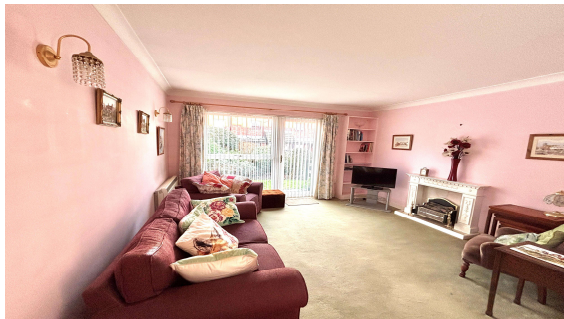
*Residential*

Established 2002



**Fairhaven, Egham, Surrey, TW20 9DH**

**£220,000 L/H**



Positioned in a quiet residential cul-de-sac is this two bedroom ground floor retirement maisonette with own patio area. Benefits include spacious lounge/ diner, recently fitted shower room, white kitchen, double glazing, electric heating, residents parking and communal social lounge. Available to ladies over 55 and gentlemen over 60 years old. Close to High Street, library and station. No onward chain. To be sold with extended lease, subject to offer

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- CANOPY PORCH:** Courtesy light under, storage cupboard to side. Front door leading to:-
- ENTRANCE HALL:** Wall mounted electric storage heater, airing cupboard housing hot water cylinder, double coat cupboard.
- LOUNGE/DINER:** Wall mounted electric storage heater, coved cornice ceiling, feature electric fire. Double glazed window and French door to rear and private patio. Double glazed window to side, internal doors into:-
- KITCHEN:** Range of replacement white base and eye level units, laminate work tops, part tiled walls, concealed lighting, space for washing machine, space for fridge freezer, towel rail, built in electric oven and four ring electric hob, fitted over head extractor filter, stainless steel one and a half bowl single drainer sink unit with chrome mixer tap and drinking water spout. Double glazed window to front.
- BATHROOM:** Newly fitted bathroom suite comprising tiled enclosed walk-in shower with seating area, white pedestal wash hand basin, low level W.C, part tiled walls and vinyl flooring.
- BEDROOM ONE:** Wall mounted electric convector heater, built in double wardrobe. Double glazed window to rear.
- BEDROOM TWO:** Wall mounted electric convector heater, built in single wardrobe. Double glazed window to front.

**OUTSIDE**

- LEASE:** 65 years unexpired (to be sold with extended lease subject to offer).
- SERVICE CHARGE:** Approx. £3000 per annum including ground rent and Block insurance (We await written confirmation).
- FACILITIES:** Residents lounge and residents parking (first come, first served basis).
- COMMUNAL GARDENS:** For use of all residents, as well as own patio area.
- COUNCIL TAX BAND:** D- 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)

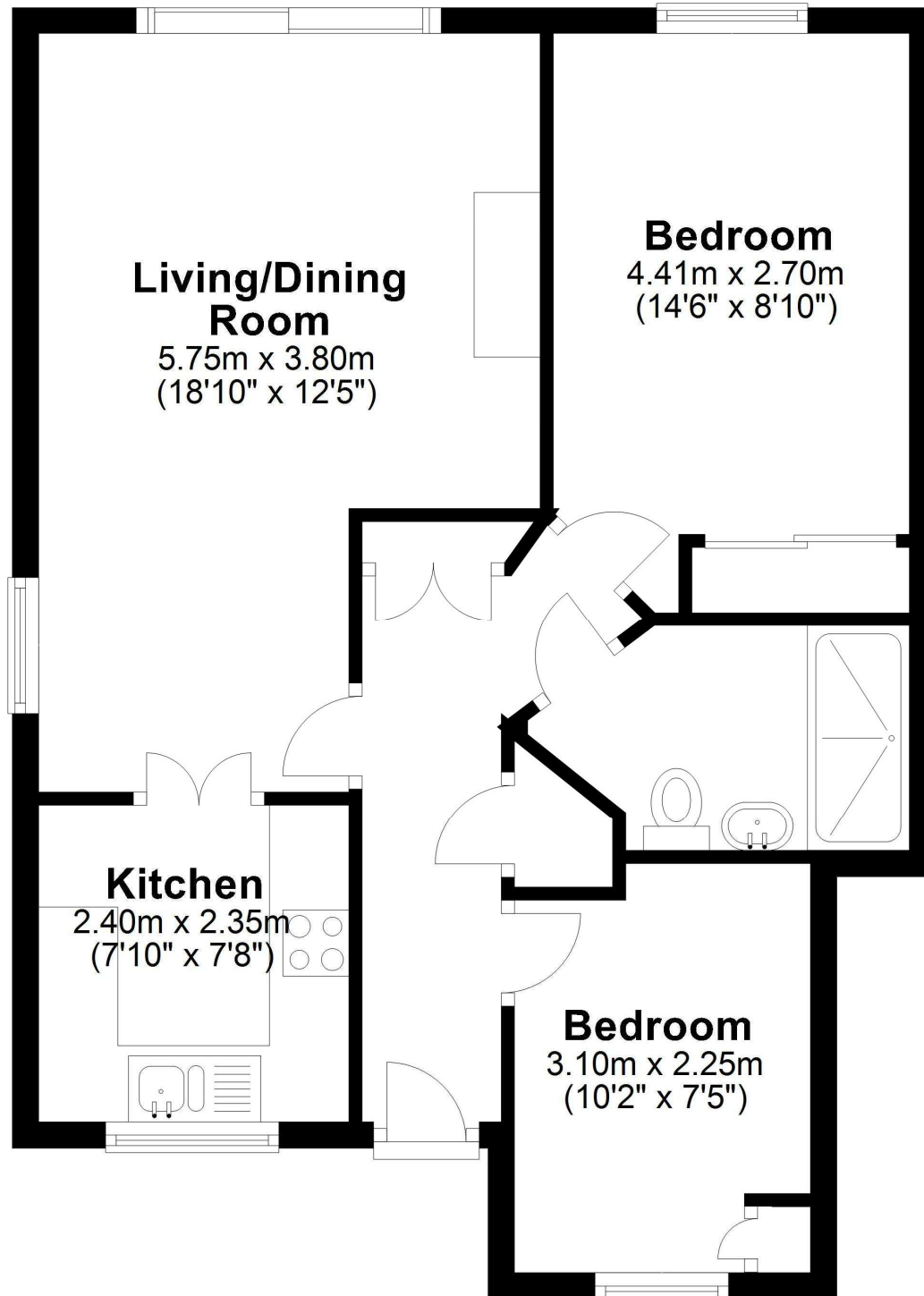


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FLOOR PLAN

**Ground Floor**

Approx. 55.4 sq. metres (596.5 sq. feet)



Total area: approx. 55.4 sq. metres (596.5 sq. feet)

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

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**EPC**

Flat 43 Fairhaven Court Fairhaven EGHAM TW20 9DH		Energy rating <b>D</b>
Valid until <b>3 February 2035</b>	Certificate number <b>5600-5440-0222-8400-3253</b>	

<b>Property type</b>	Ground-floor flat
<b>Total floor area</b>	54 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>		<b>78 C</b>
55-68	<b>D</b>	<b>67 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		