

NEVIN & WELLS

Residential

Established 2002



Runnemeade Road, Egham, Surrey, TW20 9DQ

£195,000 L/H



NEWLY FURNISHED AND READY TO GO! A stunning second floor studio apartment, ideal for first time buyers or investors (**Rental £1150pcm = 7% yield**), situated behind the thriving High Street shops and restaurants. This contemporary open plan home offers defined areas for living/eating/sleeping, alongside a fully fitted gloss grey kitchen and luxury shower room. Externally, there is a private covered parking space and communal garden. Mainline station (Waterloo 39 Minutes), Orbit Leisure Centre, Magna Square, Royal Holloway University and Runnemeade National Trust are a few minutes walk away.

169/170 High Street, Egham, Surrey, TW20 9EJ
Tel. 01784 437 437 Fax. 01784 436 456
www.nevinandwells.co.uk



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Communal entry door into lobby area, stairs to second floor landing. Own front door into: -

ENTRANCE HALLWAY: 1.90m x 0.88m (6'2 x 2'10) Oak effect flooring, coat rack, built in shoe storage, access to fuse board.

SHOWER ROOM: 2.12m x 1.72m (7'0 x 5'8) Luxury white suite comprising W.C with concealed flush, wash hand basin set into vanity unit with storage underneath, ceramic tiled floor, large shower cubicle housing electric mixer shower, part tiled walls, chrome electric radiator, extractor fan, storage shelves, hatch to loft space.

STUDIO ROOM: 4.96m x 3.29m (16'4 x 10'10) Dimplex electric convector heater, oak effect floor, coved cornice ceiling, fitted storage, working space, built in dining bar, wall mounted TV. Dual aspect double glazed windows to side and rear with fitted blinds. Open plan into:

KITCHEN: 1.83m x 1.74m (6'0 x 5'8) Range of gloss grey base and eye level units with wooden effect worktops, grey splashback, integrated washing machine and fridge, built in electric oven and four ring electric hob, stainless steel extractor hood with light, oak effect flooring. Stainless steel sink unit with chrome mixer tap. Double glazed window to side with fitted blind.

OUTSIDE

COMMUNAL GARDEN: Small communal garden with various shrubs, to side of the building.

PARKING: Allocated covered parking space.

LEASE: 123 year unexpired lease.

SERVICE CHARGE: £720.00 per annum

GROUND RENT: £175.00 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

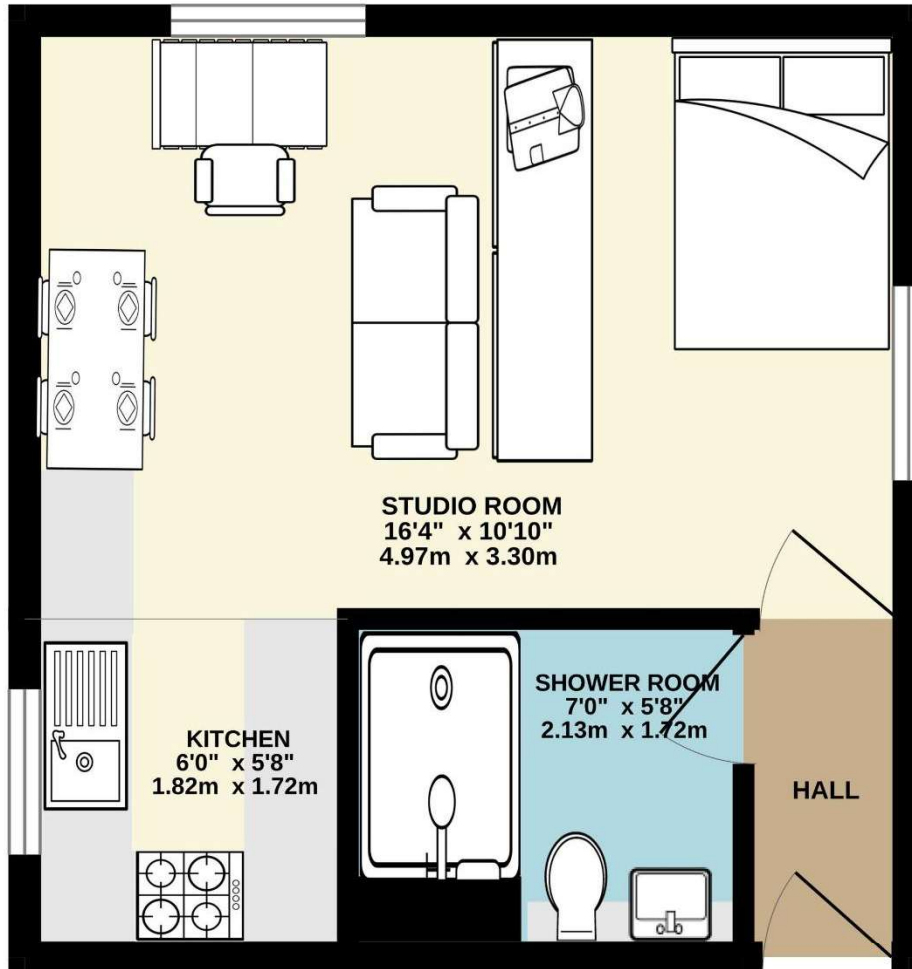
NB: Please note that under the Estate Agents Act 1979, we advise that the vendor of this apartment is related to a member of staff at Nevin & Wells.



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FLOOR PLAN

SECOND FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 303 sq.ft. (28.1 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

Flat 6 Wren Court 6 Runnemedde Road EGHAM TW20 9DQ		Energy rating D
Valid until 6 July 2035	Certificate number 0432-3052-8203-8755-4200	

Property type	Top-floor flat
Total floor area	25 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+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.