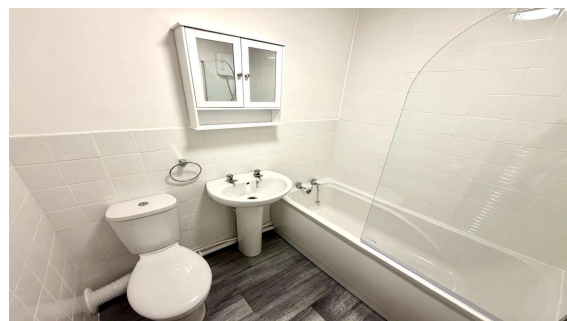
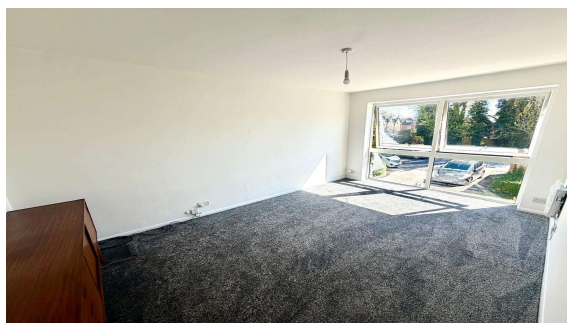




**Grange Road, Egham, Surrey, TW20 9QF**

**£225,000 L/H**



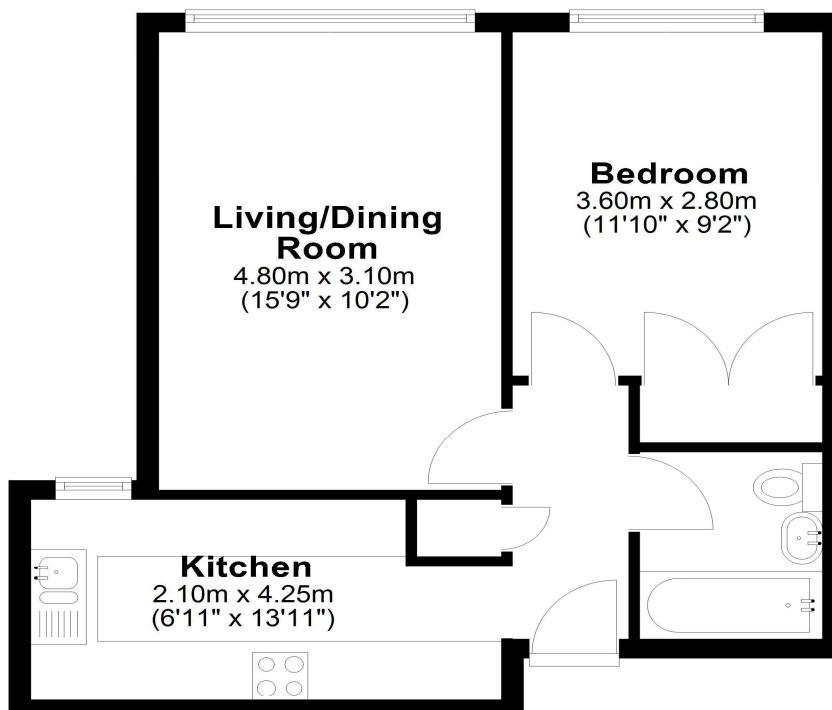
A recently refurbished one bedroom first floor apartment with garage in nearby block. Situated within just yards of Magna Square, High Street amenities and Egham mainline train station. Accommodation comprises entrance hallway, lounge/dining room, double bedroom, recently fitted bathroom, fitted kitchen, newly decorated and newly fitted carpets. No onward chain.

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## FLOOR PLAN

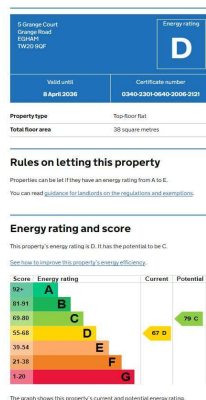
### First Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



Total area: approx. 42.4 sq. metres (456.9 sq. feet)

## EPC



COUNCIL TAX BAND:

C - Runnymede Borough Council

LEASE:

200 years from 1973 (Awaiting written confirmation)

GROUND RENT:

£50 per annum (Awaiting written confirmation)

SERVICE CHARGE:

£1500 per annum (Awaiting written confirmation)

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.