NEVIN & WELLS

Residential

Established 2002



Manor Farm Court, Egham, TW20 9JR — £105,000 L/H









A well presented one bedroom ground floor retirement flat, situated minutes from the High Street, doctors and community centre. Benefits include a lounge with door onto gardens, fitted kitchen, modern white shower room, electric heating and double glazing. There is a residents lounge and large communal grounds, in addition to residents parking via permit. Egham mainline station and Runnymede National Trust are also nearby. Over 55's only

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

The Property Ombudsman

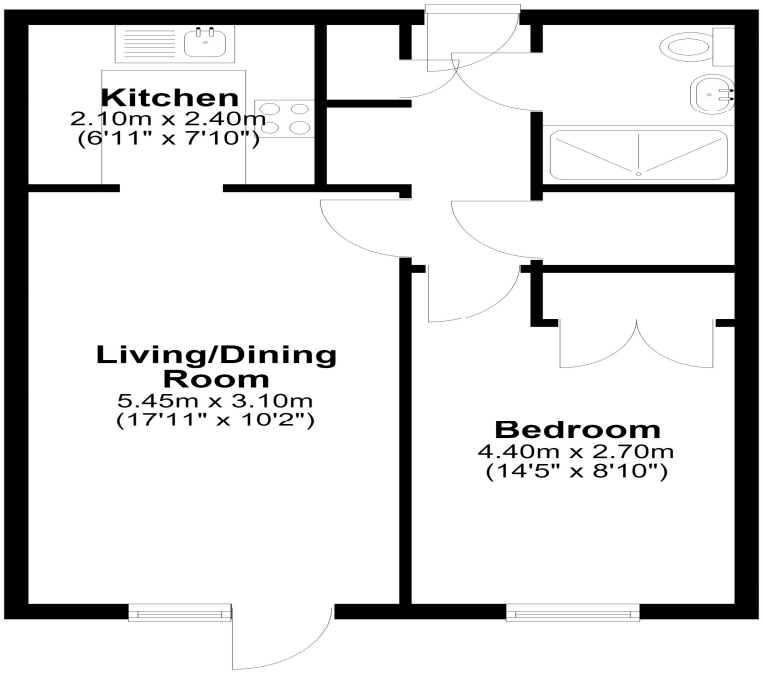
OFT Approved code

Manor Farm Court, Egham, Surrey, TW20 9JR

FLOOR PLAN

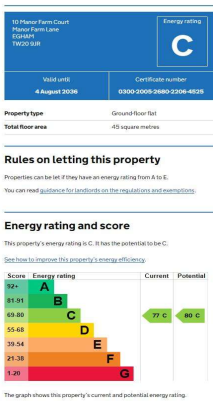
Ground Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



Total area: approx. 45.0 sq. metres (484.5 sq. feet)

EPC



COUNCIL TAX BAND: C - Runnymede Borough Council

LEASE: New lease within sale of Approximately 150 years

SERVICE CHARGE: £3333.72 per annum (paid quarterly at £833.42) including building insurance and ground rent

VIEWINGS: **By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk**

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