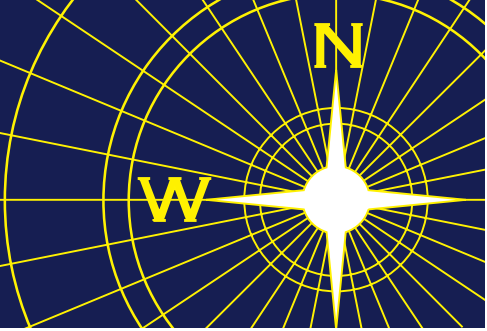
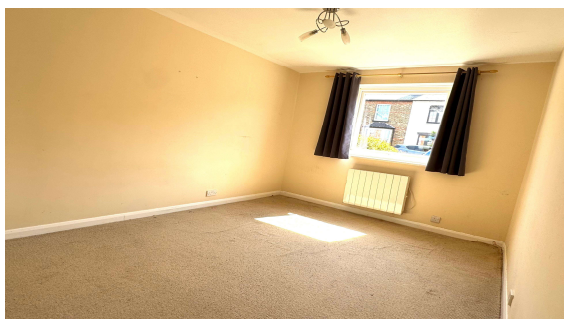




Hythe Park Road, Egham, Surrey, TW20 8DG

£170,000 L/H



A fantastic value one bedroom ground floor apartment, with a new 179 year lease, situated minutes away from local shops and recreation park. This spacious property offers large lounge open plan into kitchen, modern bathroom, double glazing and electric heating. Externally there is a private single garage, allocated storage shed, visitors parking and communal garden. No chain.

Paul Court, Hythe Park Road, Egham, Surrey, TW20 8DG

Main door to:

**ENTRANCE
HALLWAY:**

Security entrance phone, airing/storage cupboard, fitted cupboard and doors to all rooms.

LOUNGE:

Electric radiators, front aspect double glazed windows, fitted carpet and open plan into: -

**FITTED
KITCHEN:**

Comprising eye and base level units with rolled edge work surfaces, stainless steel drainer unit with mixer tap, fitted oven and hob, space for appliances, part tiled walls, extractor fan and vinyl flooring.

**DOUBLE
BEDROOM:**

Built in wardrobes, electric radiator and front aspect double glazed window.

BATHROOM:

White three-piece suite comprising panel enclosed bath with shower attachment, glass shower screen, pedestal wash hand basin, low level W.C, heated towel rail, extractor fan, part tiled walls and vinyl flooring.

GARAGE:

In block to rear with up and over door. Adjacent visitors parking

LEASE TERM:

179 years (awaiting written confirmation)

£250 per annum (awaiting written Confirmation)

**GROUND
RENT:**

**SERVICE
CHARGE:**

£85 per calendar month (awaiting written confirmation)

**COUNCIL TAX
BAND:**

C - Runnymede Borough Council

VIEWINGS:

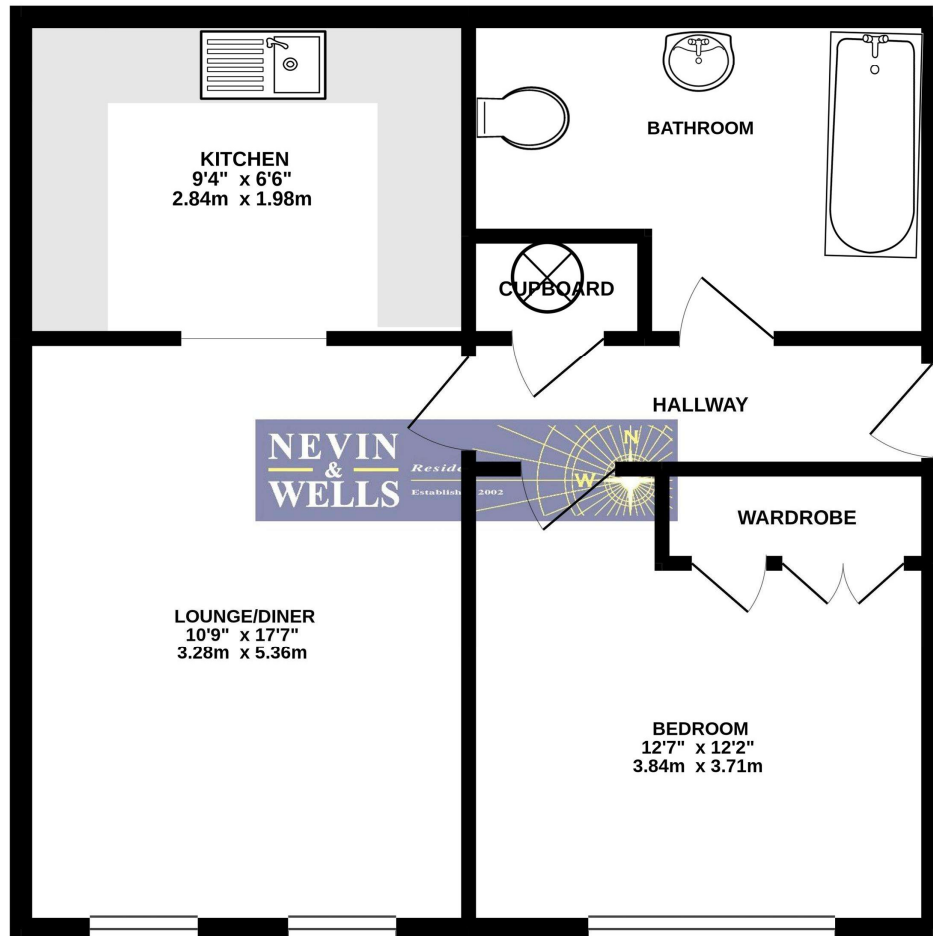
By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or
visit www.nevinandwells.co.uk



Paul Court, Hythe Park Road, Egham, Surrey, TW20 8DG

FLOOR PLAN

GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 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.

Paul Court, Hythe Park Road, Egham, Surrey, TW20 8DG

EPC

9 Paul Court Hythe Park Road EGHAM TW20 8DG		Energy rating E
Valid until 11 June 2030	Certificate number 9508-7093-6266-5560-4210	

Property type	Ground-floor flat
Total floor area	45 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 E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	46 E	
21-38	F		
1-20	G		