

NEVIN & WELLS

Residential

Established 2002



Queens Road, Egham, Surrey, TW20 9RS

£335,000 Leasehold



Situated in the centre of Egham, within a few minutes' walk of the station and Magna Square, this is a stunning two bedroom first floor maisonette with a long lease. This spacious property offers open plan living with a large lounge/diner, gloss white fully fitted kitchen, luxury white bathroom and full double glazing. In addition the property has a landscaped rear garden and garage in block. The A30, M25, Heathrow Airport and Runnymede National Trust are all close by.

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Front door leading into:

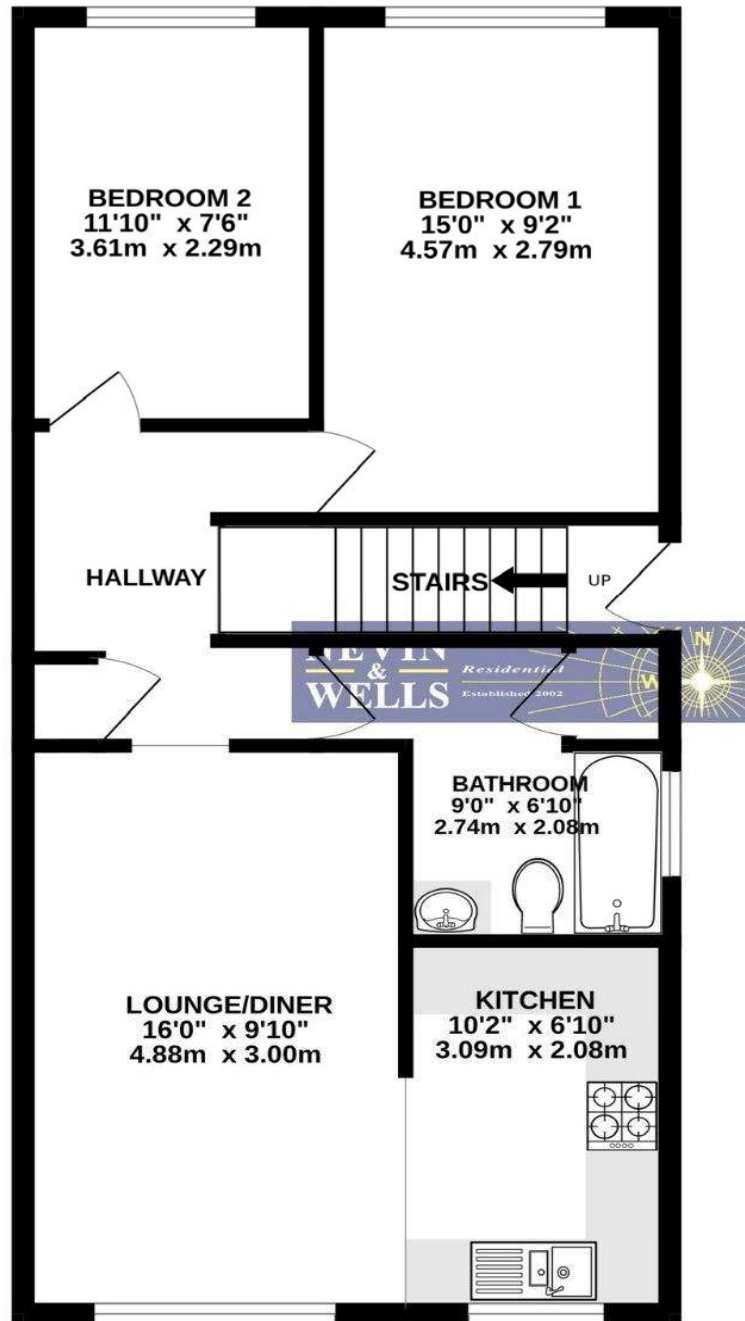
- ENTRANCE LOBBY:** Stairs to first floor.
- LANDING:** Side aspect double glazed window, radiator, storage cupboard housing fuse box, loft access and doors to all rooms.
- LOUNGE/DINER:** Radiator, ceiling down-lighters. Front aspect double glazed window. Open plan into:
- KITCHEN:** Range of gloss white base and eye level units, stainless steel one and a half bowl sink with mixer tap, Marble splashback and worktops, built in fridge/freezer, integrated dishwasher, built in electric double oven and four ring gas hob with fitted extractor filter over, concealed lighting, grey oak effect flooring, ceiling down-lighters. Front aspect double glazed window.
- BATHROOM:** Luxury white suite comprising panel enclosed bath with dual head chrome mixer shower, fitted glass shower screen, low level W.C with concealed flush, wash hand basin set into vanity unit, ceramic tiled floor, Porcelain tiled walls, radiator, cupboard with space for washing machine and tumble drier, ceiling down-lighters. Side aspect double glazed opaque window.
- BEDROOM ONE:** Radiator, ceiling down-lighters, built in wardrobes. Rear aspect double glazed window.
- BEDROOM TWO:** Radiator, ceiling down-lighters. Rear aspect double glazed window.
- GARDEN:** Neatly landscaped private garden to rear.
- PARKING:** Residents parking to rear.
- GARAGE:** Single garage in block, with metal up and over door.
- LEASE:** This property has a lease term of 199 years from 1971.
- GROUND RENT:** £35.00 per annum
- 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



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FLOORPLAN

FIRST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



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

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Energy performance certificate (EPC)

22b Queens Road EGHAM TW20 9RS	Energy rating C	Valid until: 5 July 2033
		Certificate number: 0110-2026-9136-2007-8585

Property type	Top-floor flat
Total floor area	62 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		