



FLAT 8, ONE, HIGH STREET

EGHAM

BUCKINGHAMS





# Flat 8, One, High Street

Egham • Surrey • TW20 9HH

£395,000

Leasehold

A well presented first floor two double bedroom, two bathroom apartment completed in 2018, enjoying high specification features throughout, ideally situated close to the heart of the town and available with no onward chain.

- |                                     |  |
|-------------------------------------|--|
| • STYLISH FIRST FLOOR APARTMENT     | • ENERGY EFFICIENT ELECTRIC HEATING      |
| • ALLOCATED PARKING                 | • 2 BEDROOMS, 2 BATHROOMS (ONE EN-SUITE) |
| • SUPERB FITTED KITCHEN             | • CONVENIENT LOCATION                    |
| • NO ONWARD CHAIN                   | • SERVICE CHARGE - £2235.64              |
| • 125 YEAR LEASE FROM 1ST JULY 2018 | • COUNCIL TAX BAND - D                   |

COMMUNAL ENTRANCE LOBBY & LIFT • RECEPTION HALL • LIVING ROOM WITH SUPERB OPEN-PLAN KITCHEN AREA • MASTER BEDROOM WITH SHOWER ROOM EN-SUITE • SECOND DOUBLE BEDROOM • BATHROOM • 'ASSURED BUILD' 10 YEAR WARRANTY • ALLOCATED PARKING SPACE • CONVENIENT CENTRAL LOCATION CLOSE TO SHOPS & RAILWAY STATION • PLEASANT OUTLOOK

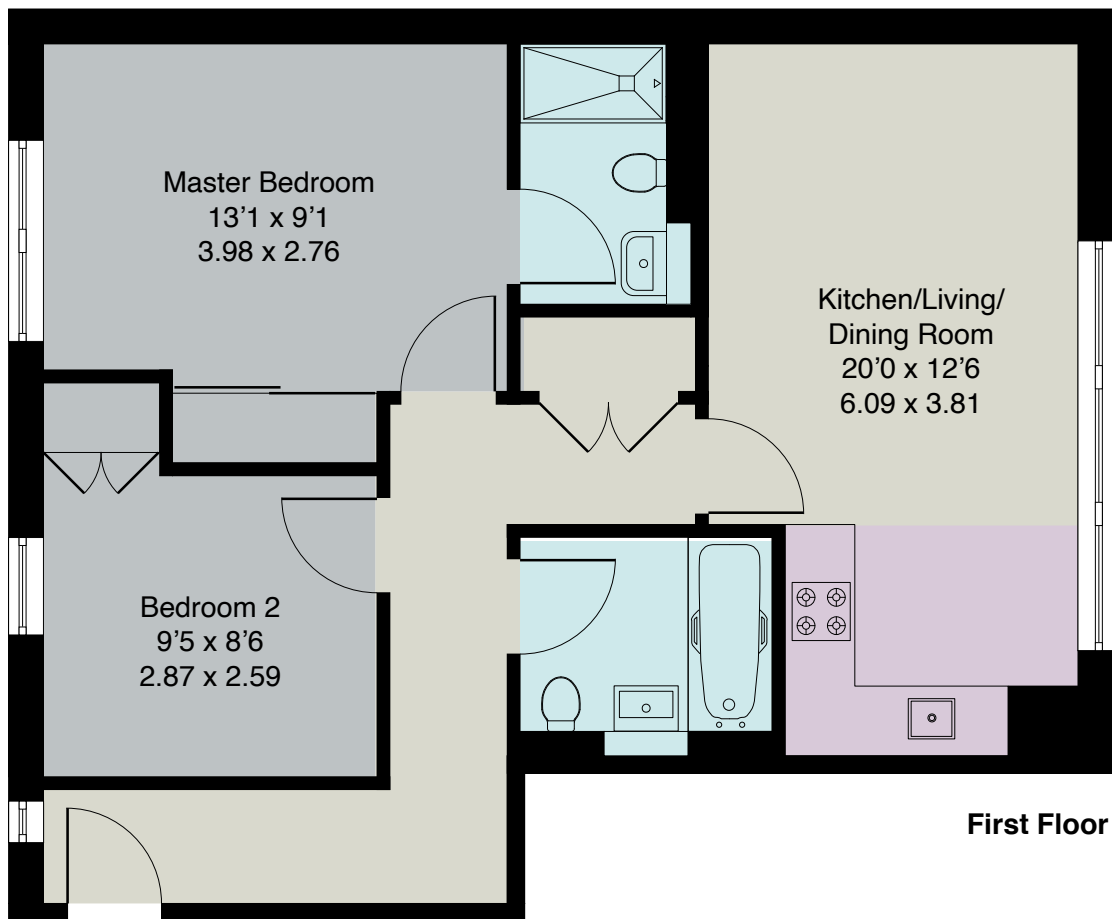
## Description

Flat 8, One, High Street is a superb first floor apartment built to a high specification in 2018 and provides spacious accommodation throughout. The location is extremely convenient being only a short walk away from local shops including Waitrose supermarket, a variety of eateries and Egham Railway station serving London Waterloo in approximately 42 minutes. Junction 13 of the M25 is only two minutes' drive away providing access to London Heathrow airport in 15 minutes.

## Directions

From our offices on Station Approach, Virginia Water turn left onto Christchurch Road. At the roundabout take the third exit straight across to stay on Christchurch Road and at the traffic lights turn right onto the A30 London Road. Continue on the A30 until reaching the traffic light crossroads just before Royal Holloway University on your Right. Continue straight down Egham Hill (A30) to Egham Hill Roundabout. Take the third exit onto Egham High Street and follow the road until you reach the next roundabout. Take the second exit straight over and the entrance to One High Street will be found immediately on the left hand side.

Approximate Gross Internal Floor Area :  
Total 59.33 sq m / 639 sq ft



IN

First Floor

EPC: C78.

**Important Notice**

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: 81HSB010908233 HPI ©2023 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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