

8 St Johns Court, Church Road,  
Egham, Surrey. TW20 9QA.



**£210,000** Leasehold



Ideally located in the heart of Egham is this one bedroom first floor apartment in need of some updating. The property has a bright and spacious lounge/diner, dual aspect kitchen and a family bathroom with bath and shower above. There is gas fired central heating by radiators and double glazing, and outside there are communal grounds, allocated parking and visitor spaces. The apartment is conveniently situated close to Egham High Street within walking distance of shops, restaurants, entertainment facilities and a mainline railway station, and it has easy access to the M25 motorway and transport links nearby. LEASEHOLDERS ARE IN THE PROCESS OF PURCHASING A SHARE OF THE FREEHOLD INTEREST.

EPC: C                      Council Tax :C: £2,020.11 per annum (2024/25)                      Ground rent: £150 per annum

Service Charge: £1450 per annum                      Lease: 125 years from June 1985 (86 years remaining)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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## FIRST FLOOR

### Entrance Hall

Storage cupboard with shelves and hanging space, intercom entry, and doors leading to bedroom and lounge/diner.

### Lounge/Diner

(15' 6" x 12' 9") Bright and spacious double aspect room with windows to front and rear. Ample space for dining area.

### Kitchen

(8' 11" x 7' 2") Double aspect with windows to the rear and side, fitted with a range of white-fronted high and low level units with chrome handles. Working surfaces incorporating 1½ bowl stainless steel sink with drainer to one side, chrome mixer tap and appliance space below. Wall mounted boiler for central heating and domestic hot water.

### Bedroom

(10' 4" x 9' 2") Double bedroom situated to the rear of the property, with built in wardrobe with shelves and hanging space.

### Bathroom

Fitted with a white suite comprising a white enamel bath with a separate chrome overhead shower, tiled walls, low level WC, hand basin and heated towel rail.

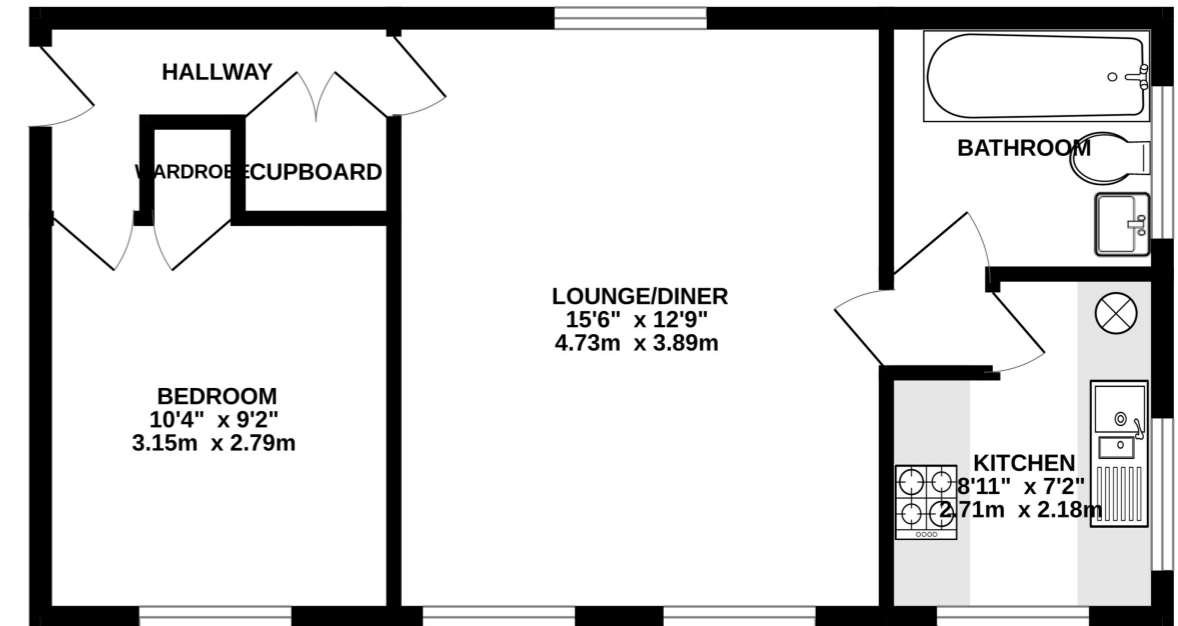
## OUTSIDE

### Communal grounds

With bin storage.

### Allocated residential parking and visitor parking

## FIRST FLOOR



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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