



ESTATE AGENTS

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4 Clarence Street, Staines Upon Thames, TW18 4SP

Flat 5, Wetton Court, Wetton Place, Egham, Surrey, TW20 9ER

Guide Price £380,000



Situated in the heart of Egham town centre, yet tucked away within a quiet residential cul-de-sac, this exceptional ground floor two-bedroom apartment forms part of a prestigious gated development.

A particular highlight of the property is its private garden – a rare feature for an apartment – accessed directly from the principal bedroom via French doors, creating a peaceful outdoor space ideal for relaxing.

The well-proportioned accommodation comprises two generous double bedrooms, including a principal bedroom with an en-suite shower room and direct access to the private garden. A spacious open-plan kitchen/living area provides an excellent space for everyday living and entertaining. A further family bathroom is conveniently arranged as a Jack-and-Jill suite, offering access from both the second bedroom and the hallway.

Further benefits include allocated parking within secure electric gates and an enviable location just a short walk from Egham railway station, the High Street and its excellent selection of shops, restaurants and everyday amenities.

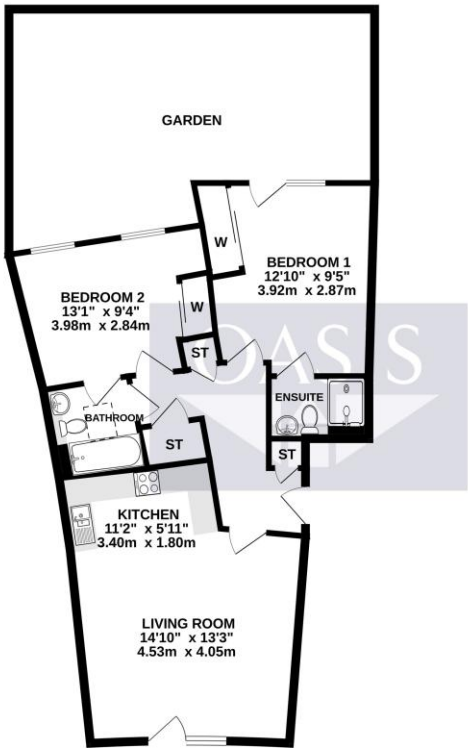
The property would achieve approximately £1,900 per calendar month, offering an attractive gross rental yield of around 6%.

Property Profile

- Gated Development
- Two Bedroom Apartment
- Ground Floor
- Private Garden Area
- En-Suite to Master Bedroom
- Gated Development
- Allocated Parking
- Runnymede Borough Council
- Tax Band D - £2,493 per annum
- Ground Rent £355 per annum
- Service charge £643 twice yearly
- Leasehold – 120 years remaining

Situated in the heart of Egham town centre, the property enjoys easy access to a wide range of shops, cafés, restaurants and everyday amenities. Egham railway station is just a short walk away, offering regular direct services to London Waterloo, making it an ideal location for commuters. The area also benefits from excellent road links via the M25, M3 and A30, with Heathrow Airport within easy reach. Nearby attractions such as Windsor Great Park, Runnymede and the River Thames provide beautiful open spaces for walking, cycling and leisure, while Royal Holloway, University of London is also close by.

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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Viewing by appointment via our Staines Office:
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