

1 Bed Flat In Manor Farm Court Manor Farm Lane, Egham, TW20 9JR £105,000



SHORT DESCRIPTION

Property Ref: 17258 One-Bedroom Retirement Apartment for the Over 55s First Floor Position | Lift Access | No Onward Chain | Town Centre Location Situated in the highly sought-after Manor Farm Court, in the heart of Egham Town Centre, this well

presented one-bedroom retirement apartment offers comfortable, secure and independent living exclusively for the over 55s. Occupying a desirable first floor position with convenient lift and stair lift access to all floors, this spacious apartment is offered to the market with as a vacant chain-free sale, making it an ideal opportunity for downsizers looking to move with minimal delay. The accommodation comprises a welcoming entrance hallway leading to a bright and spacious lounge dining room, a modern kitchen, a generous double bedroom with built-in wardrobes, and an easy-access walk-in shower. The property benefits from neutral décor throughout, excellent natural light, and double glazing for year-round comfort and energy efficiency. Residents of Manor Farm Court enjoy a wealth of amenities designed to enhance retirement living, including a welcoming communal residents' lounge, beautifully maintained and landscaped communal gardens, a secure entry phone system, Careline emergency assistance system, and the reassurance of an on-site manager. A large communal car park provides ample parking for residents. Ideally located just a short stroll from Egham's shops, supermarkets, cafés, restaurants and transport links, this apartment perfectly combines town centre convenience with the peace and security of a dedicated retirement community. Key Features • Retirement Living for the Over 55s • Vacant Chain Free Sale • No Ground Rent • Lift and Stair Lift To All Floors • Secure Entry Phone System • On-Site Manager • Careline System Installed • Communal Lounge Available • Landscaped Grounds • Large Communal Car Park

Tenure Information Tenure: Leasehold Lease: 150 years Service Charge: £3,333.72 annually (Apr'26 to Mar'27) Ground Rent: NA Possession of the property: Vacant Heating Type: Double Glazing,Electric Heating This superb retirement apartment offers a rare opportunity to enjoy independent living within a friendly and well-maintained community, all within walking distance of Egham's excellent amenities. Early viewing is highly recommended..

1

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Approximate Area = 519 sq ft / 48.19 sq m



For Illustration Purposes Only - Not To Scale

ECOHOME SERVICES LTD
47 Alexandra Road, SLOUGH, SL1 2NQ
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EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Rules on letting this property

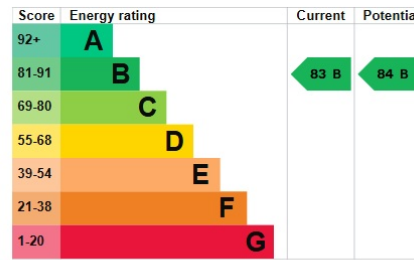
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

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

[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

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