



## **23 Orchid Ct Albany Place, Egham, Surrey, TW20 9HA**

WELL PRESENTED TWO BEDROOM RETIREMENT PROPERTY IN SOUGHT AFTER DEVELOPMENT WITHIN MOMENTS OF EGHAM HIGH STREET & MAINLINE TRAIN STATION. The property benefits from a spacious lounge/diner, separate modern fitted kitchen, two well proportioned bedrooms, modern shower room and a long lease. No Onward Chain. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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### Communal Entrance

Security entry-door, stairs and lift to first floor.

### Entrance Hall

Light and power points, night-storage heater, cupboard housing hot water tank, two built-in storage cupboards.

### Lounge/Diner

Front aspect UPVC double glazed window, light and power points, night-storage heater, TV point.



### Kitchen

Range of fitted units at eye and base level, roll edged worktops, sink drainer unit, space for washing machine and fridge, built-in oven and hob with extractor.



### Bedroom 1

Front aspect UPVC double glazed window, light and power points, electric heater, range of built-in wardrobes.



### Bedroom 2

Front aspect UPVC double glazed window, light and power points, electric heater.



### Shower Room

Double walk-in shower, wash hand basin inset to cabinet, low level W.C, heated towel rail, tiled walls, light and extractor.



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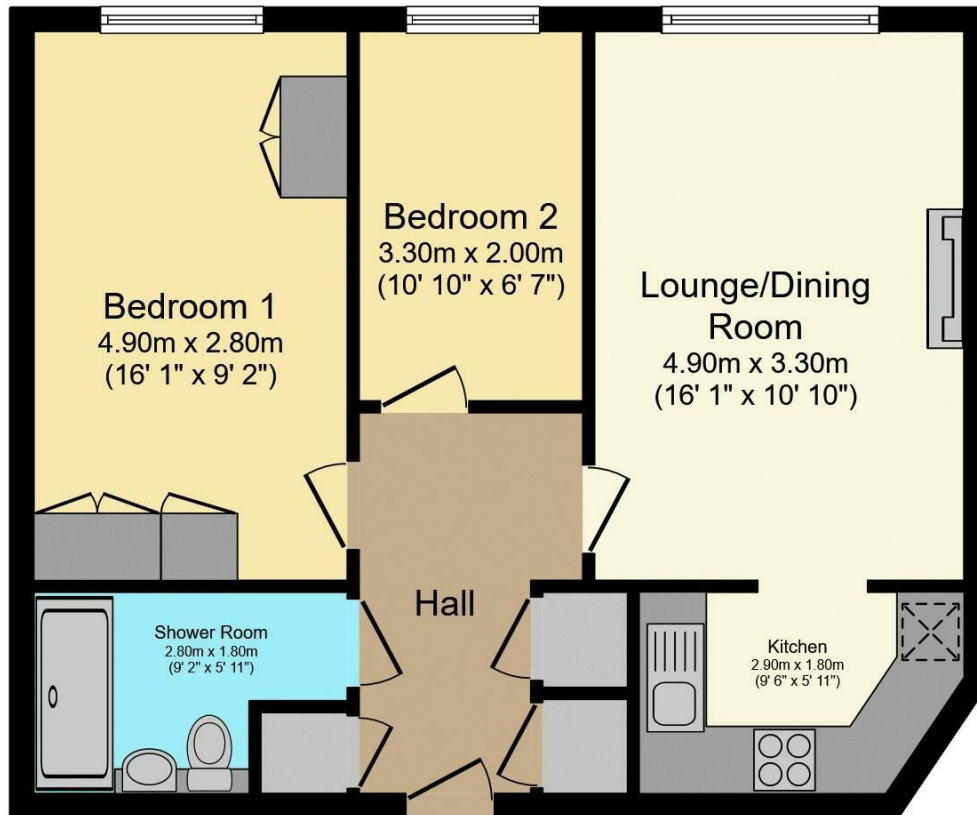
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### **Communal Grounds & Residents Lounge**

Residents share a welcoming lounge, drying area and beautiful gardens and there is an On-site professional manager available during office hours.



# FLOORPLAN



Total floor area 56.1 sq.m. (604 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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