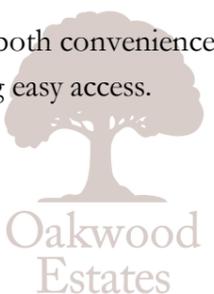


Set back from the road within a discreet position, this brand new first floor duplex apartment offers premium accommodation arranged over two levels, combining space and contemporary design within a modern building in Egham.

Providing approximately 645 sq ft of well-proportioned living space, the property features a generous living area measuring over 24ft in length, creating a bright and versatile environment ideal for both relaxing and entertaining. The separate modern kitchen is finished with sleek units and contemporary fittings, offering practicality alongside style.

The duplex layout provides a clear sense of separation between living and sleeping accommodation, with a spacious bedroom positioned on the upper level, complemented by a modern bathroom suite and additional storage.

The apartment further benefits from an allocated parking space and a long lease, enhancing both convenience and long-term appeal. The first floor position adds an elevated aspect while maintaining easy access.



Property Information

-  NEW BUILD
-  APPROX 645 SQ.FT. OF SPACIOUS ACCOMMODATION
-  SEPARATE KITCHEN
-  MODERN BATHROOM SUITE
-  PREMIUM FIRST FLOOR DUPLEX
-  IMPRESSIVE 24 FT. LOUNGE
-  CLOAKROOM
-  LONG LEASE

					
x1	x1	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

External

A Modern, thoughtfully designed building set back from the road and finished in attractive brickwork, presenting a smart and well-maintained appearance with allocated residential parking

Location

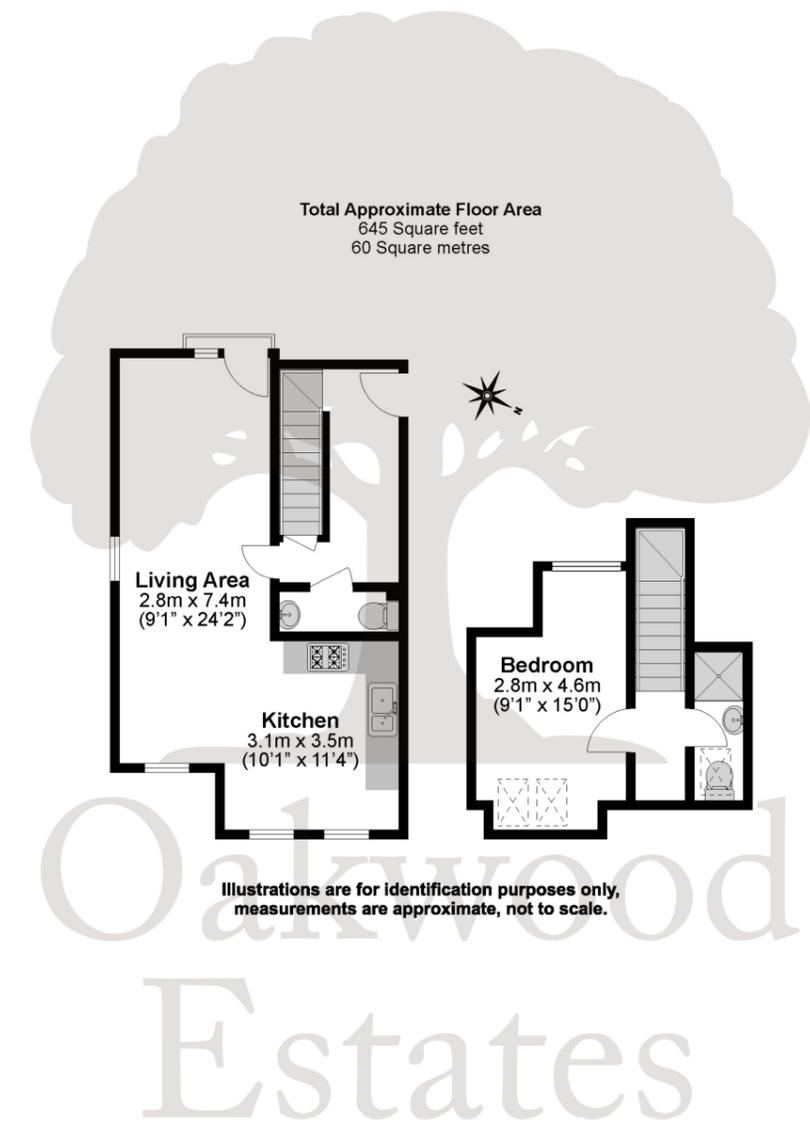
Egham is a well-connected Surrey town offering an excellent balance of convenience and green open space. The town centre provides a range of everyday amenities including supermarkets, independent cafés, restaurants and leisure facilities. Egham mainline station offers direct services to London Waterloo, making it particularly attractive for commuters.

The area is also home to the renowned Royal Holloway, University of London, adding to the town's vibrancy and investment appeal.

Transport

Excellent road connections are nearby, including the M25, M3 and access to Heathrow Airport. For outdoor leisure, Windsor Great Park and the River Thames are within easy reach, offering extensive walking and recreational opportunities.

Floor Plan



Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

