



# HARDINGS




Marshall Walk  
Asking Price £650,000





This well presented, two-bedroom, ground floor apartment is set within the grounds of an exclusive over-55s retirement village, conveniently located near the main house and offering access to a range of exceptional facilities. Residents can enjoy a spa, swimming pool, fitness suite, and more, all while surrounded by beautifully maintained grounds and woodland. The apartment also benefits from a spacious terrace, open-plan kitchen and dining area and underground parking.

The tenure is leasehold and the property is serviced and managed by Audley Villages/Mayfield Villages. A monthly management fee, deferred management charge and ground rent apply to all properties. Flexible care packages are available on request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## Features

- Two bedroom Apartment
- Panoramic Views over Woodlands from Private Terrace
- Underground Car Park with Lift
- Beautifully Maintained Grounds
- Lift Access
- Two Bathrooms
- Modern Integrated Kitchen
- Audley Club Membership
- Open Plan Living with Patio Doors to Terrace
- Luxury over 55's Retirement Village





**GROUND FLOOR**  
abt 1103 SQFT (102.4 SQMT)

## Marshall Walk, Englefield Green, Egham, TW20

Approximate Internal Area = 986 sq ft / 91.6 sq m  
Approximate External Area = 1103 sq ft / 102.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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11 High Street, Windsor, Berkshire, SL4 1LD,  
T: 01753 833 118 | E: [info@hardings.co.uk](mailto:info@hardings.co.uk)  
[www.hardings.co.uk](http://www.hardings.co.uk)

