



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.

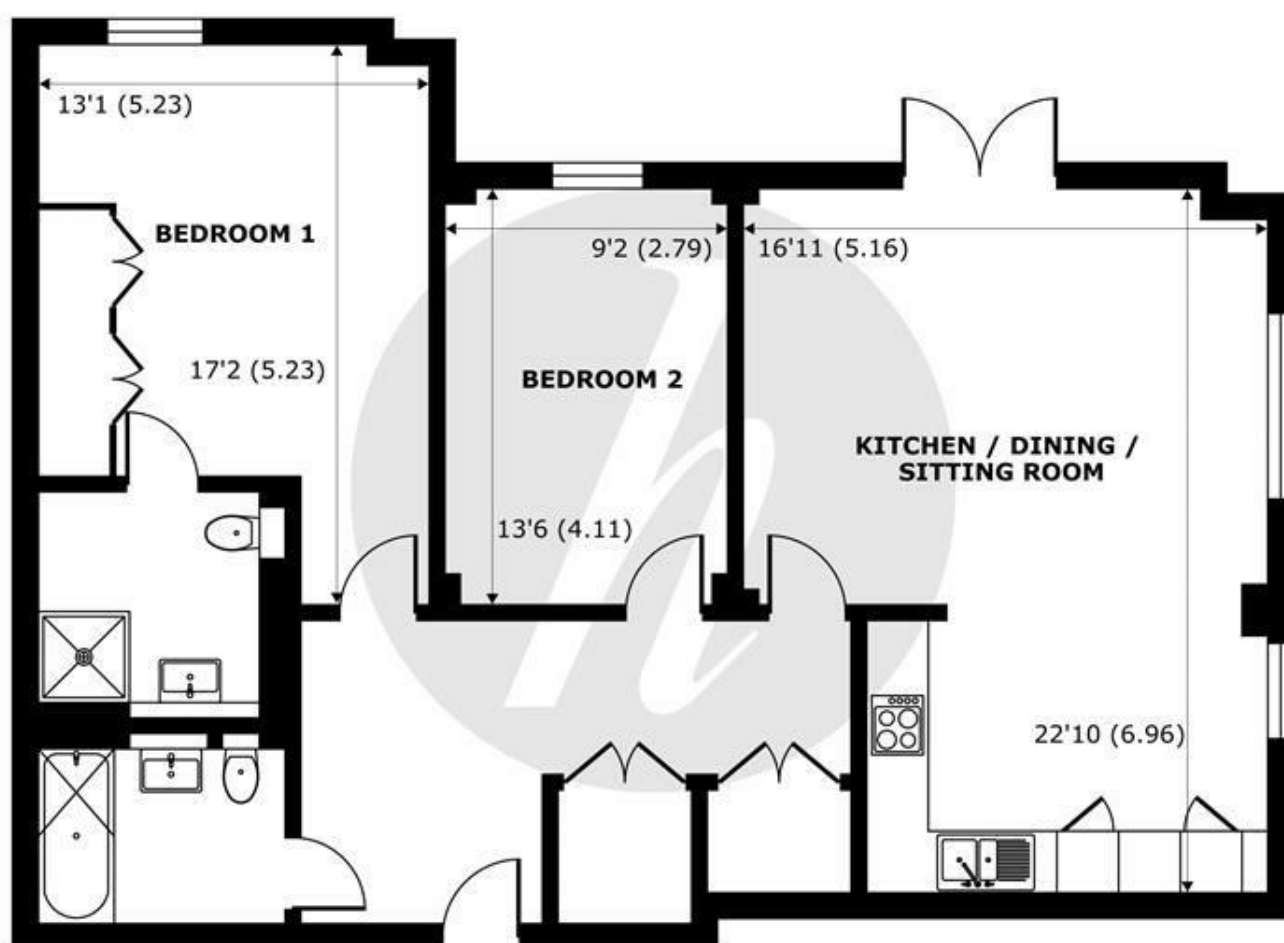
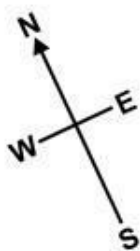
Please note that a monthly management charge and deferred fees apply to all properties in an Audley village.

TENURE Leasehold for a term of up to 250 years from 2019. The current monthly management charge for the year beginning 1st March 2025 is £1,260.22 pcm. Annual parking £628.06. Ground rent N/A. There is also a deferred management charge when the property is sold - (full details are available)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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

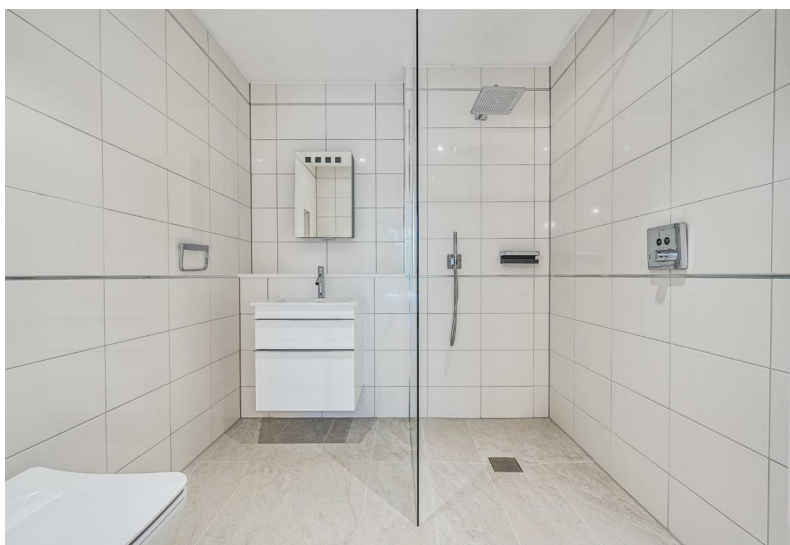
Approximate Internal Area = 986 sq ft / 91.6 sq m
Approximate External Area = 1103 sq ft / 102.4 sq m

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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