



Flat 3 One High Street, Egham, TW20 9HH

£249,950

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Manhattan Studio for Sale. Investment Buyers Only. This property is available exclusively to investment buyers, with a new tenancy already in place and a rental income of £1,400 per calendar month. This equates to an approximate 6.7% gross rental yield, making it an attractive opportunity for investors looking for an income-producing property.

Please get in touch for further information or to arrange a viewing.

Set within an exclusive development of just 16 apartments in a prime central location, this beautifully furnished Manhattan studio offers contemporary architecture, traditional materials and extensive glazing that floods the space with natural light. Designed with both luxury and comfort in mind, the apartment showcases excellent attention to detail and a refined, modern finish throughout.

Apartment 3 features a bright double-aspect open-plan kitchen, living and dining space, with a defined bedroom area including a full-height sliding door and fitted wardrobe. The individually designed kitchen is sleek and contemporary, complete with stone worktops, integrated appliances including oven, ceramic hob, fridge/freezer, slimline dishwasher and washer/dryer, complemented by LED under-cabinet lighting.

The stylish bathroom incorporates high-quality Geberit and Hansgrohe fittings, a walk-in shower, wall-mounted WC, chrome heated towel rail, mirrored basin area, and elegant ceramic tiling. Energy-efficient electric panel heating, a heat recovery ventilation system, and LED downlighting ensure comfort and efficiency, while USB charging points, TV connectivity, and cable wiring add modern convenience.

Finished to a high standard, the apartment benefits from a secure entrance door, high-performance timber/aluminium windows, contemporary internal doors with chrome fittings, Amtico flooring to living areas, ceramic tiles to the bathroom, and carpeted sleeping space.

Ideally located just an eight-minute walk from Egham train station with direct services to London Wat



Floor Plan

Flat 3, ONE High Street Egham

Approximate Gross Internal Area
38.2 sq m / 411 sq ft



Second Floor

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Illustration for identification purposes only,
measurements are approximate, not to scale.



Features

- Investment buyers only currently Let for £1400 per annum
- Defined sleeping area with full-height sliding door and fitted wardrobe
- Stylish bathroom with walk-in shower and premium Geberit and Hansgrohe fittings
- High-quality finishes including Amtico flooring and high-performance windows
- Manhattan studio apartment within an exclusive development of just 16 homes
- Contemporary kitchen with stone worktops and integrated appliances
- Energy-efficient heating, ventilation system and LED lighting throughout
- Prime central location, an 8-minute walk to Egham railway station, with fast links to London Waterloo and easy access to Heathrow Airport



