

**7 Orchid Court**

**Albany Place, Egham, Surrey, TW20 9HA**



**PRICE: £165,000**

**Lease: 999 years from 1989**

**Property Description:**

**A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR**

Orchid Court comprises 35 properties arranged over 3 floors and is served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the Age of 60 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property. Leaseholders also share freehold.

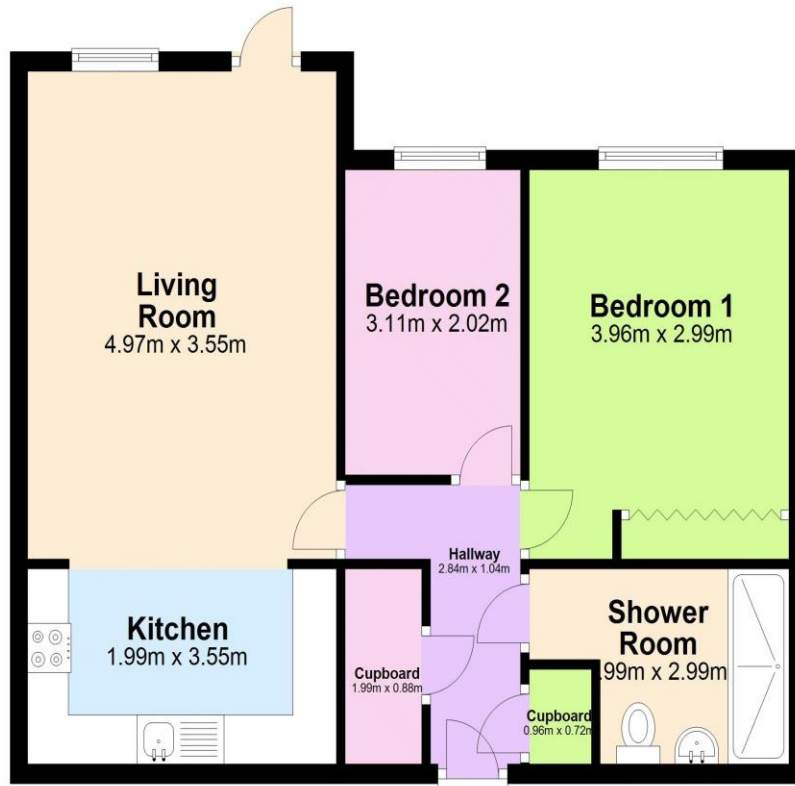
- ❖ Development Manager
- ❖ Communal Lounge
- ❖ Communal Garden
- ❖ 24 hour emergency Appello call system
- ❖ SKY available subject to subscription
- ❖ Guest Suite
- ❖ Lift
- ❖ Lease: 999 years from 1989
- ❖ Annual Service Charge - £3557.51
- ❖ Annual Ground Rent - TBC



**For more details or to make an appointment to view, please contact  
Mandy Bolwell**

**Flat**

Approx. 56.6 sq. metres



Total area: approx. 56.6 sq. metres

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
	75	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

www.EPC4U.COM

**For Financial Year Ending:**

**31/03/25**

**Annual Ground Rent:**

**£TBC**

**Ground Rent Period Review:**

**TBC**

**Annual Service Charge:**

**£3557.51**

**Council Tax Band:**

**Event Fees:**

**0% Transfer**

**0% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.