



LAND & NEW HOMES

**Tel: 01784 441818**

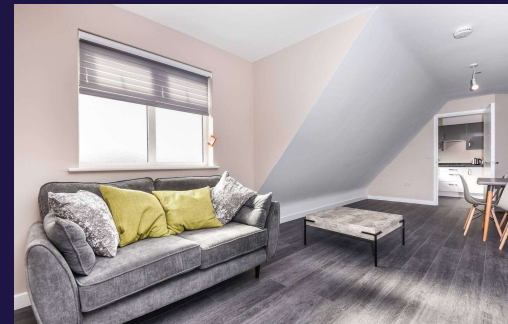
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4 Clarence Street, Staines Upon Thames, TW18 4SP  
Magna House, Queens Road, Egham, Surrey, TW20 9RS

£4,500,000

**EXCLUSIVE OFF-MARKET OPPORTUNITY**



Oasis Land & New Homes present a unique opportunity to acquire this off-market unbroken block of 14 apartments. This exceptional property is situated in a sought-after residential area at the heart of Egham, with close proximity to Egham station, the newly regenerated town centre, and Royal Holloway University, which is only 0.8 miles away. Constructed in 2019, these apartments operate as serviced accommodations and have generated an impressive annual gross income of £370,000 in 2022-23, averaging just under £31,000 per month, resulting in a substantial 8.2% gross yield based on the asking price of £4,500,000.

The location of these apartments offers advantages for guests, being conveniently situated near Royal Windsor, Royal Holloway, and the train station, providing convenient links to various destinations including Reading and London Waterloo. The apartments provide a wide variety of accommodation, including studio, one-bedroom, two-bedroom, and three-bedroom options. Each apartment is equipped with contemporary amenities, such as kitchenettes and in-apartment laundry facilities, ensuring a comfortable stay. Additionally, guests can enjoy modern entertainment with Smart TVs and stay connected with provided Wi-Fi. On-site car parking is also available for the convenience of guests.

For further information on this excellent opportunity please contact the Oasis Land, New Homes & Investments team.

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### Property Profile

- Exclusive Off-Market Opportunity
- Unbroken Block
- 14 apartments
- Serviced Accommodation
- Desirable Location
- £31,000 Average Monthly Income
- £370,000 Annual Income
- 8.2% Gross Yield

Directions

<Floorplan>

Viewing by appointment via our Staines Office:

Mallard Court  
4 Clarence Street  
Staines-upon-Thames  
Surrey  
TW18 4SP

Tel: 01784 441818  
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Please note that under the Consumer Protection Regulations we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the Vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.

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