



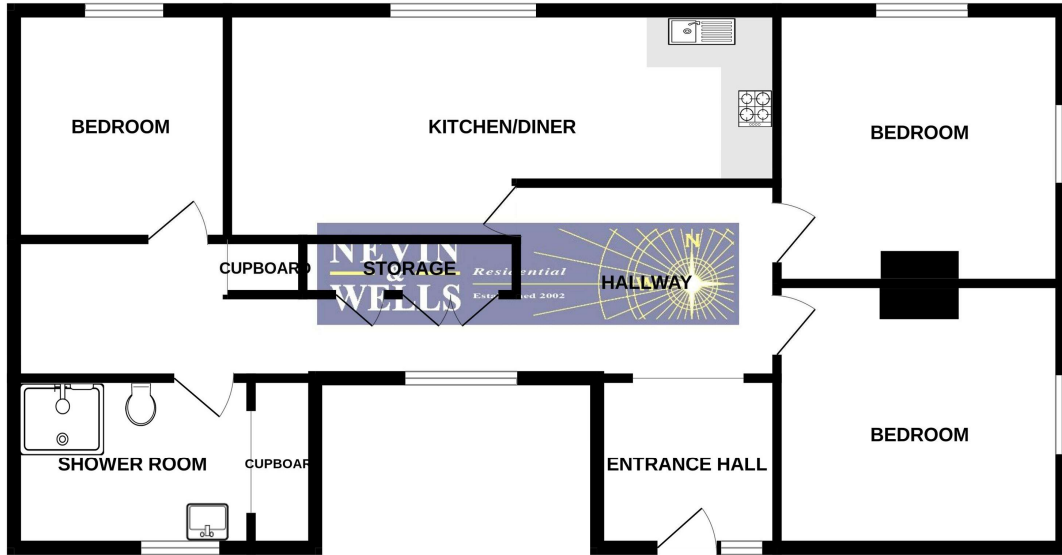
A beautifully renovated three bedroom apartment situated just yards from Egham High Street amenities, mainline train station, Magna Square and Egham Orbit Leisure Centre. Accommodation comprises three bedrooms, open plan living/kitchen, two bathrooms and balcony area.

AVAILABLE NOW

North Street, Egham, Surrey, TW20 9RP

FLOORPLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62023

EPC

1 The Foresters, The Foresters Arms North Street
Egham
TW20 9RP

Energy rating
D

Valid until
17 November 2032

Certificate number
6982-6929-4609-0813-0292

Property type
Top-floor flat

Total floor area
100 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions.](#)

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.
[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.
Properties are given a rating from A (most efficient) to G (least efficient).
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60