



**St Judes Road, Surrey, TW20 0DF**

**£1,400 pcm Guide Price**



Dating back to 1879 and forming part of the village history, this building was originally the cottage hospital and has now been lovingly converted into six luxury apartments. The finish on these apartments is superb and they have kept as many of the original features as possible coupled with a contemporary finish. Flat two is a two bedroom apartment with courtyard, en-suite shower, walk-in wardrobe, separate kitchen and located on the ground floor, as well as being let with communal parking. Situated in the heart of Englefield Green village, close to the shops and public green.

**AVAILABLE EARLY MAY - UNFURNISHED**

**St Judes Road, Englefield Green, Surrey, TW20 0DF**

**FLOOR PLAN**



TOTAL APPROX. FLOOR AREA 601 SQ.FT. (55.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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All measurements are approximate. Nevin and Wells Residential have not tested any systems or appliances.

**EPC**

**Energy Performance Certificate** HM Government

**Flat 2 St. Judes Cottages, St. Judes Road, Englefield Green, EGHAM, TW20 0DF**

**Dwelling type:** Ground-floor flat      **Reference number:** 8798-7629-5840-9567-5902  
**Date of assessment:** 03 January 2018      **Type of assessment:** RUSAP, existing dwelling  
**Date of certificate:** 03 January 2018      **Total floor area:** 71 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,308</b>
<b>Over 3 years you could save</b>	<b>£ 114</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 864 over 3 years	£ 750 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;">                     You could save £ 114 over 3 years                 </div>
Hot Water	£ 291 over 3 years	£ 291 over 3 years	
<b>Totals</b>	<b>£ 1,308</b>	<b>£ 1,194</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>	78	80	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			

The graph shows the current energy efficiency of your home.  
The higher the rating the lower your fuel bills are likely to be.  
The potential rating shows the effect of undertaking the recommendations on page 3.  
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 114	✔

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.