



**The Precinct, Surrey, TW20 9HN**

**£1,100 pcm Guide Price**



A spacious and first floor split level maisonette situated above the High Street in central Egham. The property comprises of kitchen, spacious lounge, two bedrooms and bathroom on the second floor. The property has electric heating and part double glazing. Further benefits include a roof terrace.

**AVAILABLE 29<sup>TH</sup> APRIL 2023 - UNFURNISHED**

# The Precinct, Egham, Surrey, TW20 9HN

## EPC

35A THE PRECINCT HIGH STREET EGHAM TW20 9HN	Energy rating <b>E</b>
Valid until 23 November 2030	Certificate number 2971-1906-8209-4410-2204

Property type: Top-floor maisonette

Total floor area: 60 square metres

### Rules on letting this property

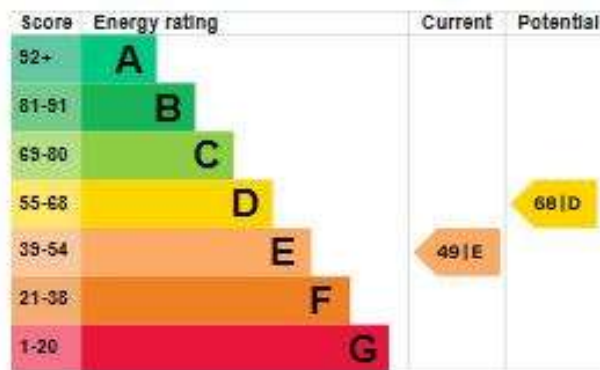
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

COUNCIL TAX BAND: C - Runnymede Borough Council