



**Strode Street, Surrey, TW20 9BU**

**£1,400 pcm Guide Price**



Situated within a no through road, in central Egham close to the station and High Street is this refurbished split level maisonette. This spacious property offers two double bedrooms, replacement bathroom, lounge, dining room with balcony to the rear, brand new separate fully fitted kitchen with quartz worktops. Communal parking and garage.

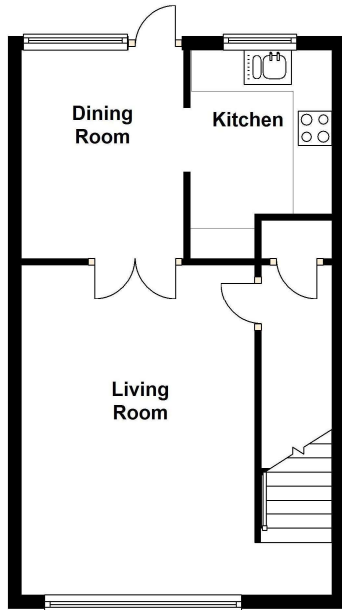
**AVAILABLE NOW - UNFURNISHED**

**Strode Street, Egham, Surrey, TW20 9BU**

**FLOOR PLAN**

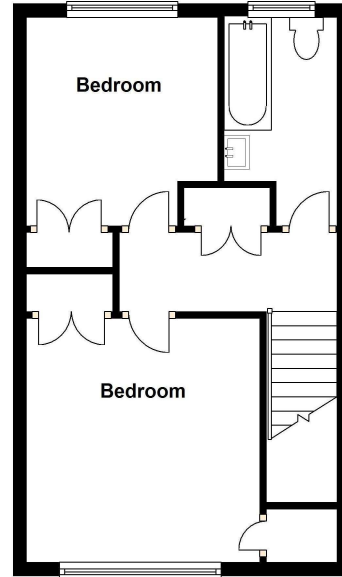
**Ground Floor**

Approx. 34.5 sq. metres (371.5 sq. feet)



**First Floor**

Approx. 36.4 sq. metres (392.0 sq. feet)



Total area: approx. 70.9 sq. metres (763.6 sq. feet)

All measurements are approximate. Nevin and Wells Residential have not tested any systems or appliances.

**EPC**

**Energy Performance Certificate**

6 Mandeville Court, Strode Street, EGHAM, TW20 9BU

Dwelling type: Top-floor maisonette      Reference number: 8654-7320-2659-8933-9922  
 Date of assessment: 27 October 2014      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 27 October 2014      Total floor area: 74 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>£ 2,094</b>
<b>Over 3 years you could save</b>	<b>£ 360</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	
Heating	£ 1,101 over 3 years	£ 1,053 over 3 years	
Hot Water	£ 810 over 3 years	£ 498 over 3 years	
<b>Totals</b>	<b>£ 2,094</b>	<b>£ 1,734</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

Current	Potential
69	74

Very energy efficient - lower running costs

(92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G

Not energy efficient - higher running costs

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).

**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 Increase hot water cylinder insulation	£15 - £30	£ 191	✓
2 Fan-assisted storage heaters	£1200 - £1600	£ 166	✓

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.