



Mount Lee Lodge, Egham, TW20 0EU

£1800 pcm Guide Price



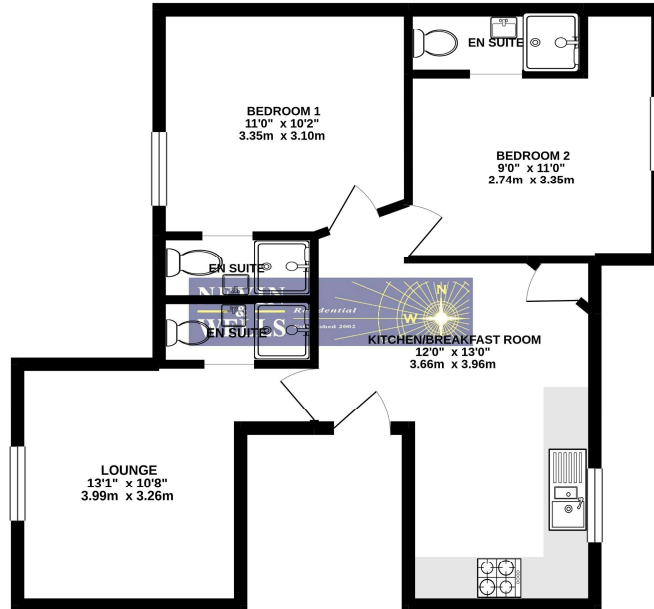
A stunning second floor apartment located five minutes' walk from the High Street and the Magna Square development. This newly converted property offers three double bedrooms with en-suite shower rooms, in addition to a third shower room, lounge and kitchen/breakfast room and an allocated parking space. Royal Holloway University and Egham station are within walking distance.

**AVAILABLE 1<sup>st</sup> SEPTEMBER 2023 - FURNISHED**

# Mount Lee Lodge, Egham, Surrey, TW20 0EU

## FLOORPLAN

GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 549 sq.ft. (51.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac v10.02

## EPC

### Energy performance certificate (EPC)

Flat 1a Mount Lee Lodge 27 Egham Hill EGHAM TW20 0EU	Energy rating <b>C</b>	Valid until: 13 August 2029 Certificate number: 8371-7138-6528-1634-3992
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Property type	Top-floor flat
Total floor area	55 square metres

### Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

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

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

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

COUNCIL TAX BAND: C - Runnymede Borough Council