



Ground floor one double bedroom apartment situated in a recently constructed block in Central Egham. Property comprises fully fitted kitchen, newly installed bathroom and underground parking. Situated within a minutes' walk of Egham mainline station and High Street.

**AVAILABLE 17<sup>TH</sup> AUGUST 2022**

# Station Road, Egham, Surrey, TW20 9LF

## EPC

4 BECKINGHAM METRO STATION ROAD EGHAM TW20 9LF		Energy rating <b>C</b>
Valid until 26 July 2031	Certificate number 9800-4221-0922-3027-3393	

Property type	Ground-floor flat
Total floor area	51 square metres

### Rules on letting this property

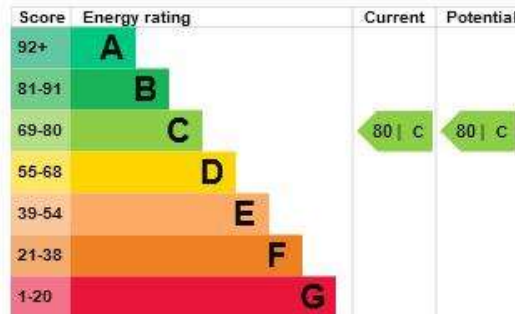
Properties can be rented if they have an energy rating from A to E.

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](#).

### 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).

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