

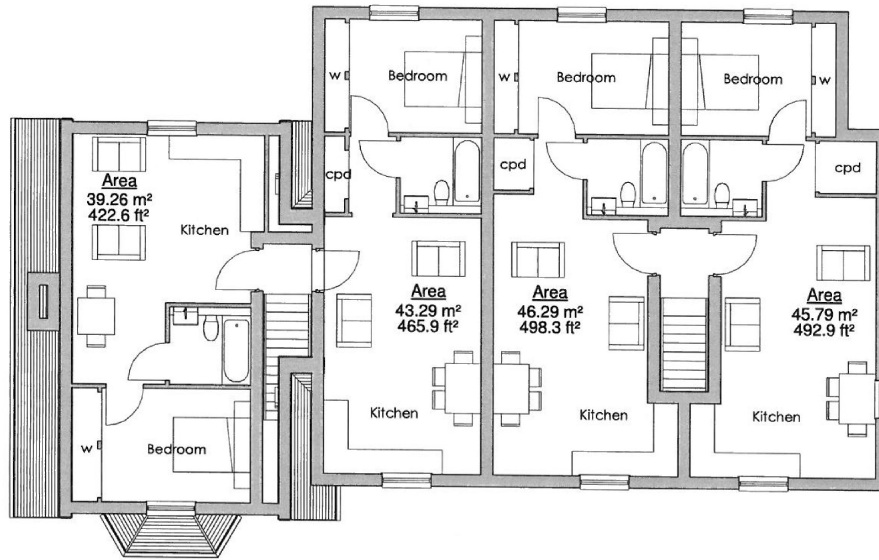


One bedroom ground floor apartment completed to a very high specification, situated within a minutes walk to Egham mainline station. The apartment benefits from fully fitted kitchens, bathroom with shower over, double bedroom with fitted wardrobes. Further benefits include communal gardens and private patio to rear, off street parking facilities and offered unfurnished. No children or pets.

AVAILABLE 18th October 2022

Rusham Road, Egham, Surrey, TW20 9LS

FLOOR PLAN



First Floor Plan

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

EPC

Flat 5 Beaumont Place
5, Rusham Road
Egham
TW20 9LS

Energy rating
C

Valid until
31 January 2027

Certificate number
0840-3899-7224-9703-6948

Property type
Top-floor flat

Total floor area
39 square metres

Rules on letting this property

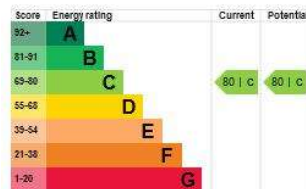
Properties can be rented if they have an energy rating from A to E.

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).

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