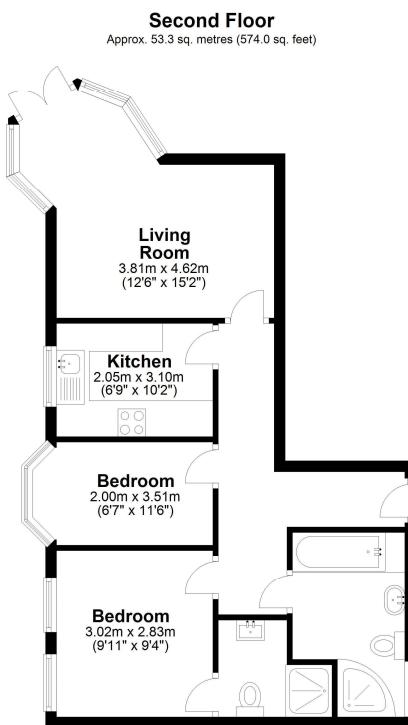




Ideal first time purchase or investment property. This top floor two double bedroom turret apartment is perfectly positioned between the High Street and mainline station, with balcony views across Egham. The property includes fully fitted two tone kitchen, lounge, en-suite facilities, entry phone system and underground parking. **NO ONWARD CHAIN.**

Station Road, Egham, Surrey, TW20 9FD

FLOOR PLAN



Total area: approx. 53.3 sq. metres (574.0 sq. feet)

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

EPC

Energy performance certificate (EPC)			
19 BECKINGHAM METRO STATION ROAD EGHAM TW20 9FD	Energy rating C	Valid until: 8 June 2031	Certificate number: 8281-2337-8322-8000-0693
Property type Top-floor flat			
Total floor area 48 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.

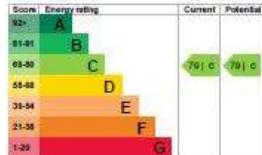
Properties are given a rating from A (most efficient) to G (least efficient).

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



**LEASE:
GROUND RENT:
SERVICE CHARGE:**

**150 yrs from 25/12/2020
£150 per year
£150 per month**