



Park Avenue, Surrey, TW20 8HN

£800 pcm Furnished

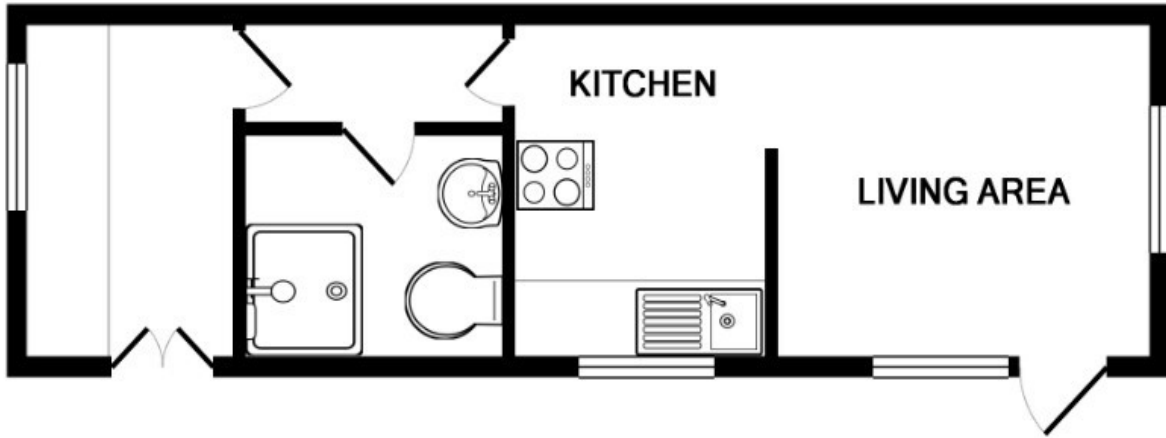


A superbly presented studio annexe flat, offering use of the garden space and a parking space. This furnished property offers modern kitchen and bathroom, share of utility room, gas central heating, double glazing and shared front door. Access to local shops and recreation park is close by. **ALL UTILITY BILLS INCLUDED.**

AVAILABLE 22ND NOVEMBER 2022

Park Avenue, Egham, Surrey, TW20 8HN

FLOOR PLAN



TOTAL APPROX. FLOOR AREA 236 SQ.FT. (22.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2016

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

EPC

Energy Performance Certificate

The Annex, 68 Park Avenue, EGHAM, TW20 8HL

Dwelling type: Ground-floor flat	Reference number: 0345-2854-7969-9626-9115
Date of assessment: 24 June 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 24 June 2016	Total floor area: 18 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:
£ 966

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 54 over 3 years	£ 54 over 3 years	Not applicable
Heating	£ 660 over 3 years	£ 660 over 3 years	
Hot Water	£ 252 over 3 years	£ 252 over 3 years	
Totals	£ 966	£ 966	

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

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	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="font-size: 2em; color: green;">70</td> <td style="font-size: 2em; color: green;">70</td> </tr> </table>	Current	Potential	70	70	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
Current	Potential					
70	70					