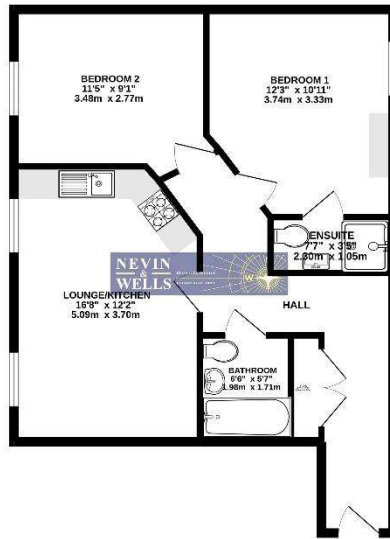


Available to purchase as an ongoing investment is this two double bedroom first floor apartment currently achieving a rent of £1.350pcm until August 2023. This apartment offers en-suite facilities, open plan kitchen/living, parking and communal gardens. Situated within a two minute walk of Egham mainline station and the newly built Magna Square High Street development, this property offers an excellent rental for years to come.  
**NO ONWARD CHAIN. ZERO STAMP DUTY FOR FIRST TIME BUYERS.**

# Stoneylands Road, Egham, Surrey, TW20 9QR

## FLOORPLAN

GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 645 sq.ft. (59.9 sq.m.) approx.  
\*All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.  
\*The energy rating has been calculated based on the information provided in the EPC. It is not a guarantee of the energy performance of the property.  
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## EPC

9 The Hub Stoneylands Road EGHAM TW20 9QR	Energy rating <b>B</b>
Valid until 19 December 2022	Certificate number 9205-3830-7328-9922-6701

Property type: Mid-floor flat  
Total floor area: 61 square metres

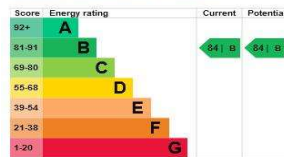
### Rules on letting this property

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 B. It has the potential to be B.

[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.

**COUNCIL TAX BAND:** D - Runnymede Borough Council

**LEASE:** 125 years from 2012

**SERVICE CHARGE:** £1,300 per annum (paid half yearly)

**GROUND RENT:** £275 per annum