



A stunning apartment located in Central Egham just yards from High Street amenities, Magna Square and Egham mainline train station. Benefits include entrance hallway, open plan living/kitchen area, double bedroom, luxury shower room, fitted wardrobes, audio entrance system and secure gated allocated parking. Available December 2022.

AVAILABLE 19TH DECEMBER 2022

ONE High Street, Egham, Surrey, TW20 9HH

FLOORPLAN



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

EPC

Flat 13 One High Street, EGHAM TW20 9HH	Energy rating B
Valid until 5 August 2028	Certificate number 0784-3888-7882-9408-4575

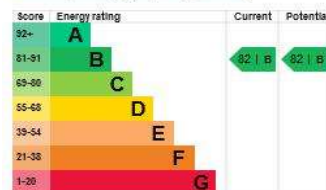
Property type Mid-floor flat
Total floor area 47 square metres

Rules on letting this property

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

For properties in England and Wales:
• the average energy rating is D
• the average energy score is 60