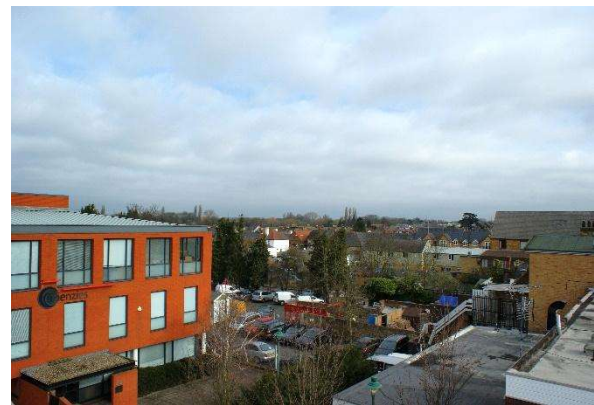




**High Street, Surrey, TW20 9EY**

**£1,050 pcm Guide Price**



Situated on Egham High Street is this top floor flat comprising one double bedroom, open plan lounge/ kitchen with built-in appliances including dishwasher, balcony with excellent views over Egham, and bathroom with separate power shower. The apartment includes double glazing, innovative heating system, video entry system and sky points in lounge.

**AVAILABLE 22<sup>nd</sup> APRIL 2023- FURNISHED**

# High Street, Egham, Surrey, TW19 5DS

## EPC

|   |   |
|---|---|
| Flat 6 Clarke Court<br>64, High Street<br>EGHAM<br>TW20 9EY | Energy rating<br><b>C</b>                             |
| Valid until<br><b>14 August 2030</b>                        | Certificate number<br><b>0192-2854-6281-2190-3235</b> |

|                  |                  |
|------------------|------------------|
| Property type    | Top-floor flat   |
| Total floor area | 42 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 C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 80   C  | 80   C    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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