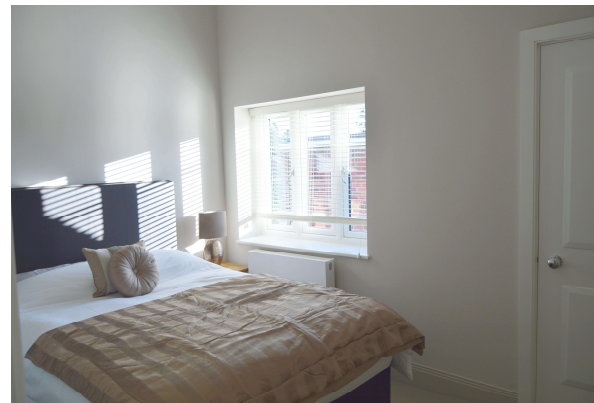




**St Judes Road, Surrey, TW20 0DF**

**£1,050 pcm Guide Price**

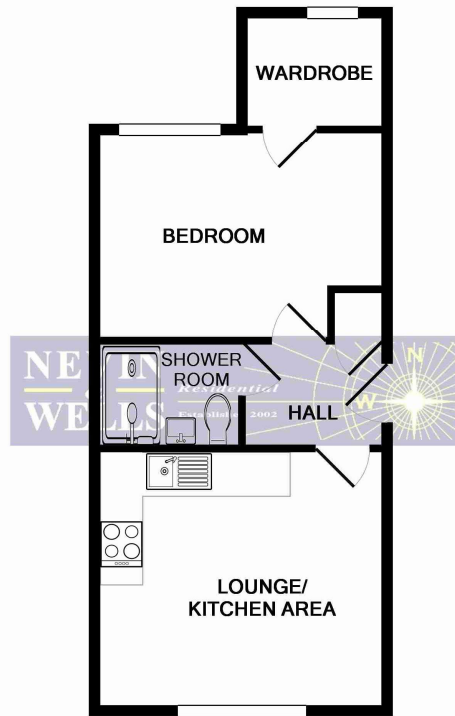


Dating back to 1879 and forming part of the village history, this building was originally the cottage hospital and has now been caringly converted into six luxury apartments. The finish on these apartments is superb and they have kept as many of the original features as possible coupled with a contemporary finish. Flat three is a one bedroom apartment located on the first floor. Situated in the heart of Englefield Green Village, close to the shops and public green.

**AVAILABLE 18<sup>TH</sup> APRIL 2023 - FURNISHED**

St Judes Road, Englefield Green, Surrey, TW20 0DF

FLOOR PLAN



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**

**Flat 3 St. Judes Cottages, St. Judes Road, Englefield Green, EGHAM, TW20 0DF**

<b>Dwelling type:</b> Top-floor flat	<b>Reference number:</b> 8258-7929-5090-6513-0996
<b>Date of assessment:</b> 17 January 2018	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 19 January 2018	<b>Total floor area:</b> 33 m <sup>2</sup>

**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:	£ 879
---	-------

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 78 over 3 years	£ 78 over 3 years	Not applicable
Heating	£ 564 over 3 years	£ 564 over 3 years	
Hot Water	£ 237 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 879</b>	<b>£ 879</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus) <b>A</b>				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).  The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
(81-91) <b>B</b>				
(69-80) <b>C</b>				
(55-68) <b>D</b>				
(39-54) <b>E</b>				
(21-38) <b>F</b>				
(1-20) <b>G</b>				
Not energy efficient - higher running costs				