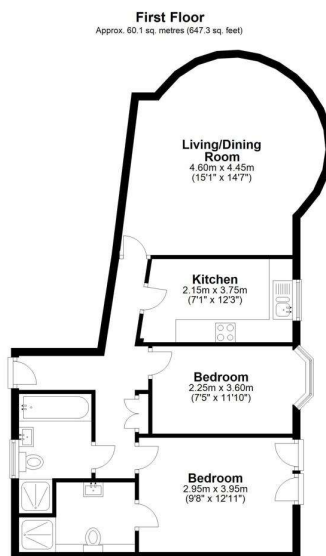


A very well presented first floor two bedroom apartment situated in a modern block within a minutes walk of Egham High Street mainline station and Magna Square. The property consists of spacious lounge, separate fully fitted kitchen, en-suite facilities and four piece suite bathroom. Further benefits include underground parking.

AVAILABLE FURNISHED - 7TH SEPTEMBER 2023

Station Road, Egham, Surrey, TW20 9FD

FLOOR PLAN



Total area: approx. 60.1 sq. metres (647.3 sq. feet)

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

EPC

13 Beckingham Metro Station Road EGHAM TW20 9FD	Energy rating B
Valid until 14 September 2032	Certificate number 2966-0033-3224-8292-7200

Property type	Mid-floor flat
Total floor area	64 square metres

Rules on letting this property

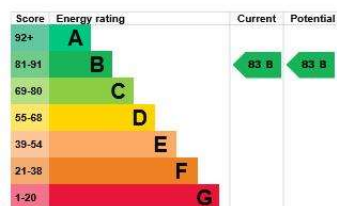
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's current energy rating is B. It has the potential to be B.

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



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