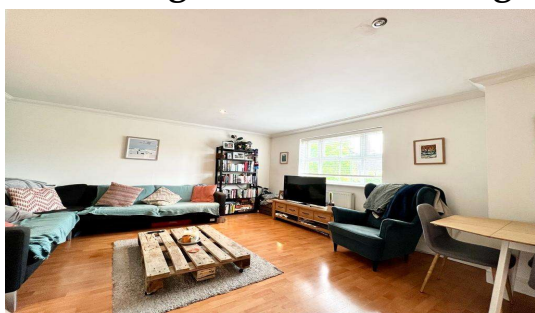




Rose Lodge, Crown Street, Egham, TW20 9DA £290,000 L/H

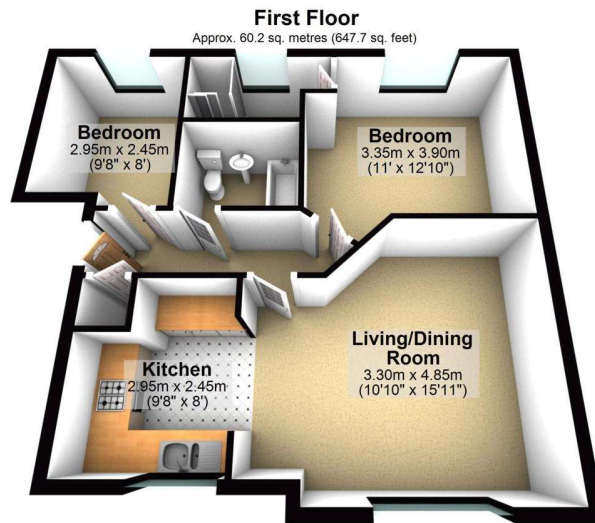


A well presented two double bedroom first floor apartment located in a small no-through road, just minutes walking distance from the High Street, mainline station and Runnymede Thames footpath. This spacious apartment offers open plan living/kitchen, en-suite facilities and a separate family bathroom. In addition, there is a secure allocated parking space, gas central heating and security entry-phone system. Viewings advised.

Zero stamp duty for FIRST TIME BUYERS up to £425,000.

Rose Lodge, Crown Street, Egham, Surrey, TW20 9DA

FLOOR PLAN



Total area: approx. 60.2 sq. metres (647.7 sq. feet)

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

EPC

Energy performance certificate (EPC)

Flat 4 Rose Lodge Crown Street EGHAM TW20 9DA	Energy rating C	Valid until: 23 July 2033 Certificate number 2148-9829-7203-9277-1290
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Property type: Mid-floor flat
Total floor area: 61 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 on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-standards-landlords-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-standards-landlords-guidance>).

Energy rating and score

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

[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

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: D - Runnymede Borough Council

LEASE: 107 years remaining

SERVICE CHARGE: £770 paid every six months

GROUND RENT: £150 paid every six months