



Dating back to 1879 and forming part of the village history, this building was originally the cottage hospital and has now been lovingly 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 five is a one bedroom ground floor apartment being let with communal parking. Situated in the heart of Englefield Green village, close to the shops and public green.

AVAILABLE 15th January 2024 - FURNISHED

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

FLOOR PLAN



TOTAL APPROX. FLOOR AREA 275 SQ.FT. (25.5 SQ.M.)

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

EPC

Energy Performance Certificate
HM Government

Flat 5 St. Judes Cottages, St. Judes Road, Englefield Green, EGHAM, TW20 0DF

Dwelling type: Ground-floor flat **Reference number:** 9208-9094-7299-5658-7914
Date of assessment: 10 January 2018 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 10 January 2018 **Total floor area:** 30 m²

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:
£ 966

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 75 over 3 years	£ 75 over 3 years	Not applicable
Heating	£ 657 over 3 years	£ 657 over 3 years	
Hot Water	£ 234 over 3 years	£ 234 over 3 years	
Totals	£ 966	£ 966	

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

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
74	74

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.

COUNCIL TAX BAND:

C - Runnymede Borough Council