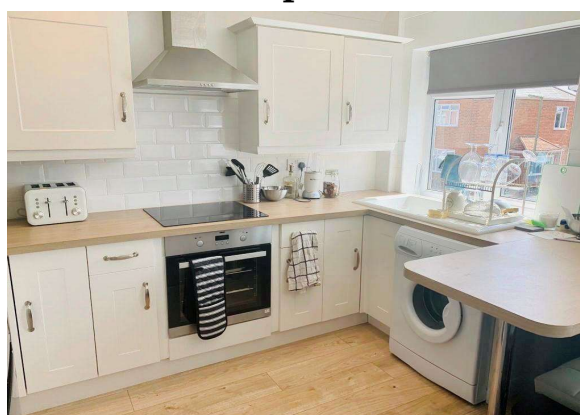




Hythe Park Road, Surrey, TW20 8DH

£950 pcm Guide Price



A superbly presented one bedroom first floor flat, situated close to local shops. This property offers modern cream kitchen, full double glazing, allocated parking and loft storage. Egham town centre and mainline station are within a one mile radius.

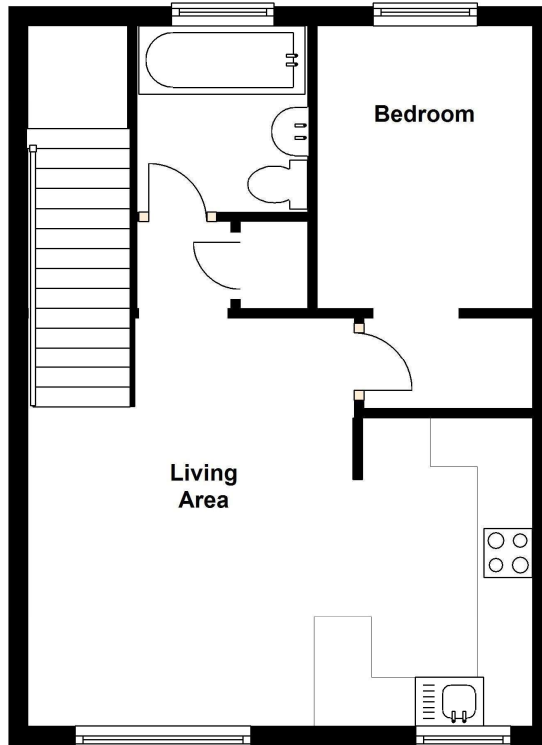
AVAILABLE NOW - UNFURNISHED

Hythe Park Road, Egham, Surrey, TW20 8DH

FLOOR PLAN

First Floor

Approx. 35.9 sq. metres (386.7 sq. feet)



Total area: approx. 35.9 sq. metres (386.7 sq. feet)

While every effort has been made to ensure the accuracy of the floor plans included here, measurements have been taken and should be considered as approximate only. Measurements have been taken for a single purpose only and are not intended for any other purpose. The accuracy of the measurements is not guaranteed and the user should verify the accuracy of the measurements before using them for any other purpose.

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

EPC

Energy Performance Certificate

SAP
Energy Performance Certificate

2 Roydon Court, Hythe Park Road, EGHAM, TW20 8DH

Dwelling type: Top-floor flat **Reference number:** 2218-0056-7279-4626-1944
Date of assessment: 29 January 2016 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 29 January 2016 **Total floor area:** 37 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,683
Over 3 years you could save	£ 783

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 93 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £ 783 over 3 years </div>
Heating	£ 828 over 3 years	£ 453 over 3 years	
Hot Water	£ 669 over 3 years	£ 354 over 3 years	
Totals	£ 1,683	£ 900	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	64	80	
(39-54) E			
(21-38) F			
(1-20) G			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 135	✔
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 66	✔
3 Low energy lighting for all fixed outlets	£50	£ 72	✔

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.