



**Rusham Road, Surrey, TW20 9LS**

**£1,300 pcm Guide Price**

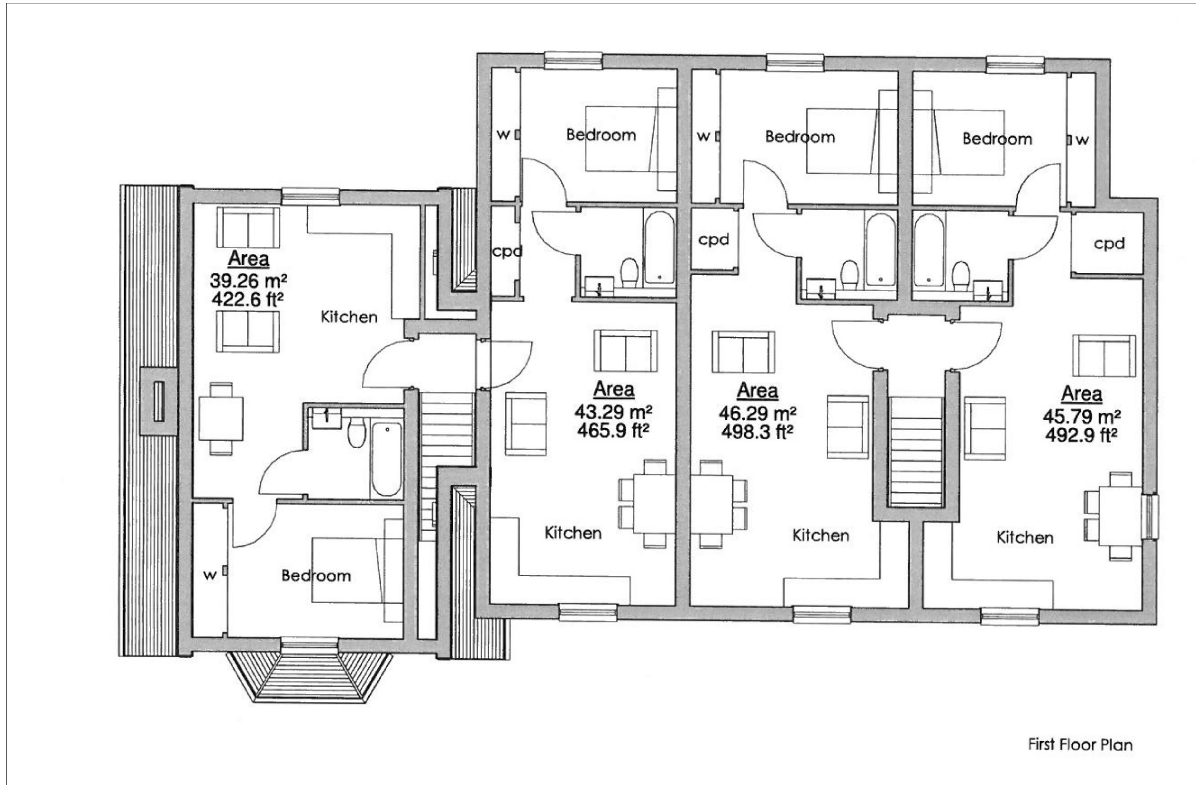


A stunning one bedroom ground floor apartment with private patio area, recently completed to a very high specification, situated within a minutes walk to Egham mainline station. The apartments benefit from fully fitted kitchens, bathroom with shower over, double bedroom with fitted wardrobes. Further benefits include communal gardens to rear, off street parking on a first come basis. No children or pets.

**AVAILABLE 9<sup>th</sup> MAY 2024 - UNFURNISHED**

**Rusham Road, Egham, Surrey, TW20 9LS**

**FLOOR PLAN**



First Floor Plan

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

**EPC**

Energy Performance Certificate

**Flat 1 Beaumont Place, 9, Rusham Road, EGHAM, TW20 9LS**

<b>Dwelling type:</b> Ground-floor flat	<b>Reference number:</b> 0748-3899-7223-9703-6931
<b>Date of assessment:</b> 01 February 2017	<b>Type of assessment:</b> SAP, new dwelling
<b>Date of certificate:</b> 01 February 2017	<b>Total floor area:</b> 50 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,065</b>
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Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 117 over 3 years	£ 117 over 3 years	Not applicable
Heating	£ 483 over 3 years	£ 483 over 3 years	
Hot Water	£ 465 over 3 years	£ 465 over 3 years	
<b>Totals</b>	<b>£ 1,065</b>	<b>£ 1,065</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		
Very energy efficient - lower running costs	<b>Current</b>	<b>Potential</b>
(92 plus) <b>A</b>	79	79
(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		

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.