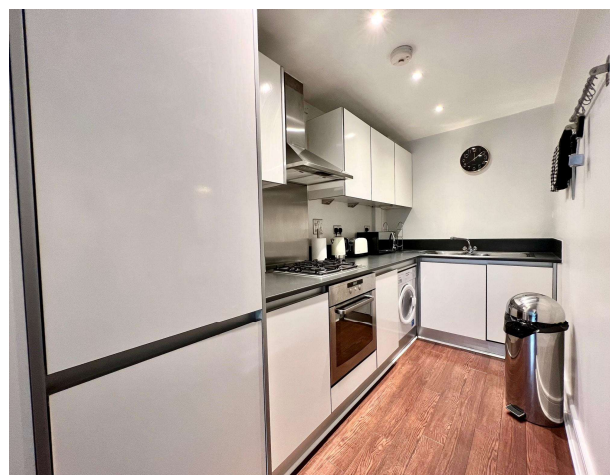




Vicarage Road, Egham, Surrey, TW20 9GL

£1,450 pcm Guide Price



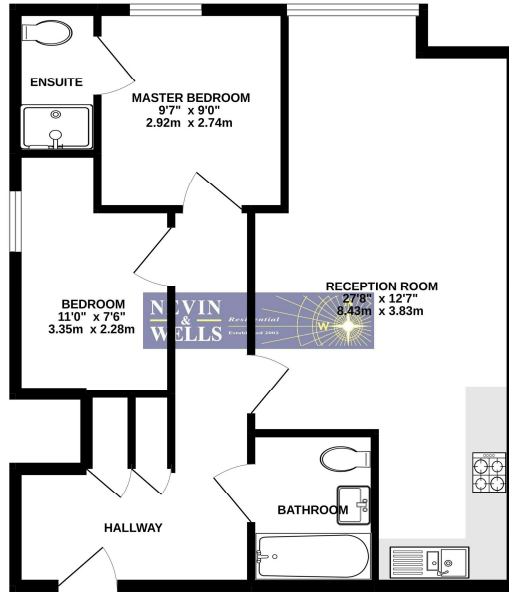
A well-presented two double bedroom ground floor apartment with en-suite facilities, located within a few minutes of Egham Mainline station and new Magna Square development. This property features open-plan kitchen/living room, gas central heating, entry phone system and one allocated parking space.

**AVAILABLE 15<sup>th</sup> May 2024 - Furnished**

# Steeple Court, Vicarage Road, Egham, Surrey, TW20 9GL

## FLOORPLAN

GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



STEEPLE COURT, VICARAGE ROAD, EGHAM, TW20 9GL

TOTAL FLOOR AREA: 640 sq.ft. (59.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not 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.  
Made with Metropix. C0022

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

## EPC

Flat 3 Steeple Court Vicarage Road EGHAM TW20 9GL	Energy rating <b>C</b>
Valid until 9 April 2029	Certificate number 0685-2830-6944-9799-2381

Property type: Ground floor flat  
Total floor area: 72 square metres

### Rules on letting this property

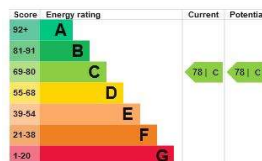
Properties can be let if they have an energy rating from A to E.

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

### Energy efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales: