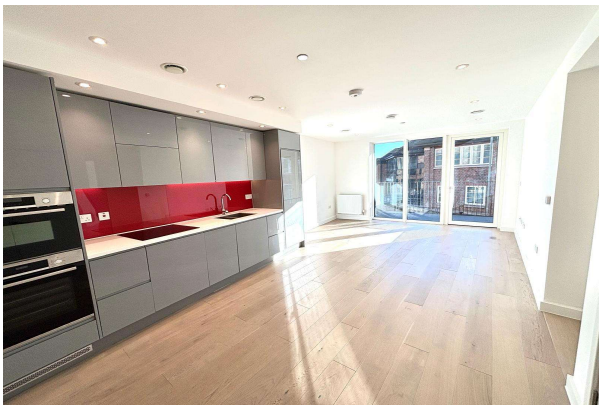
# NEVIN & WELLS

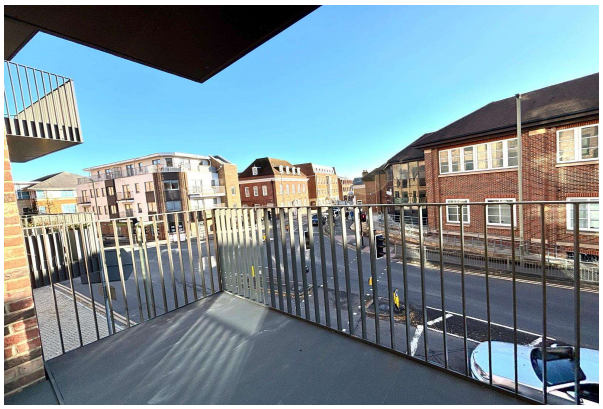
Residential

Established 2002




**Station Road, Egham, TW20 9FF** **Guide Price £1,250 pcm**





A stunning example of a one bedroom apartment with private balcony, communal roof garden and lift service. Situated on the first floor in the popular Magna Square development being only a stones throw away from Everyman Cinema, superb restaurants and the mainline station. Please be advised this property does not come with parking.

**AVAILABLE NOW –UNFURNISHED**

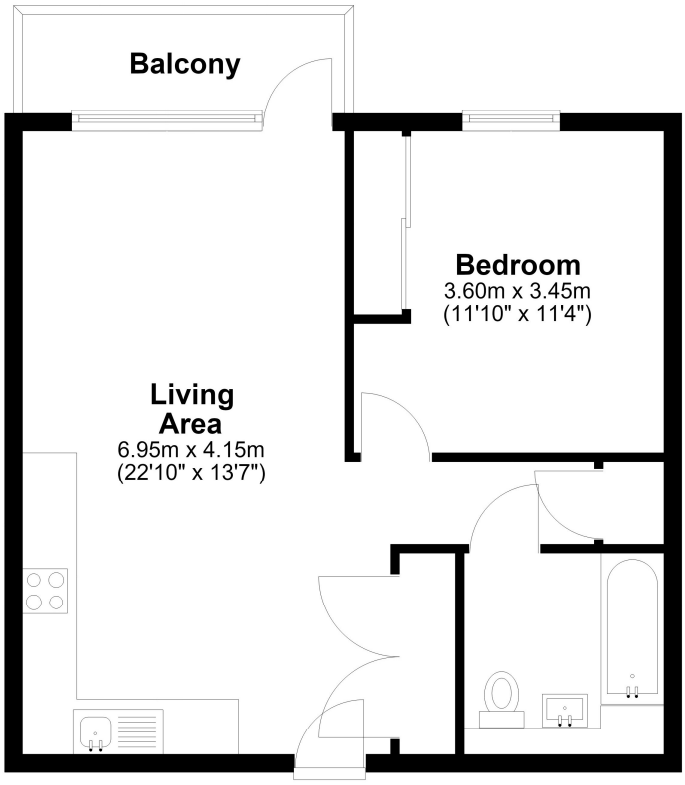
169/170 High Street, Egham, Surrey, TW20 9EJ
Tel. 01784 437 437 Fax. 01784 436 456
www.nevinandwells.co.uk

The Property Ombudsman
OFT Approved code

# Station Street, Egham, Surrey, TW20 9FF

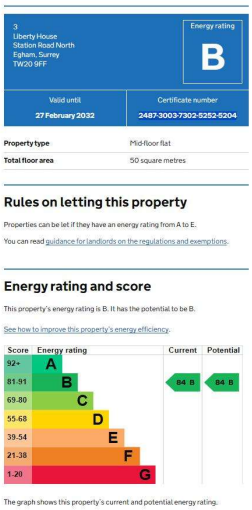
## FLOORPLAN

**First Floor**
Approx. 50.0 sq. metres (538.4 sq. feet)
(excluding Balcony)




Total area: approx. 50.0 sq. metres (538.4 sq. feet)

## EPC



3
Liberty House
Station Road North
Egham, Surrey
TW20 9FF

Energy rating: B

| Valid until | Certificate number |
|---|---|
| 27 February 2032 | 2487-3003-7302-5252-5204 |

| | |
|---|---|
| Property type | Mid-floor flat |
| Total floor area | 50 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 rating and score**

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

See how to improve this property's energy efficiency.

| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | A | | |
| 81-91 | B | 84 B | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

**COUNCIL TAX BAND:** C - Runnymede Borough Council