NEVIN & WELLS

Residential

Established 2002



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





A stunning example of a one bedroom apartment with private balcony and lift service. Situated on the second 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 9th NOVEMBER 2026 –UNFURNISHED

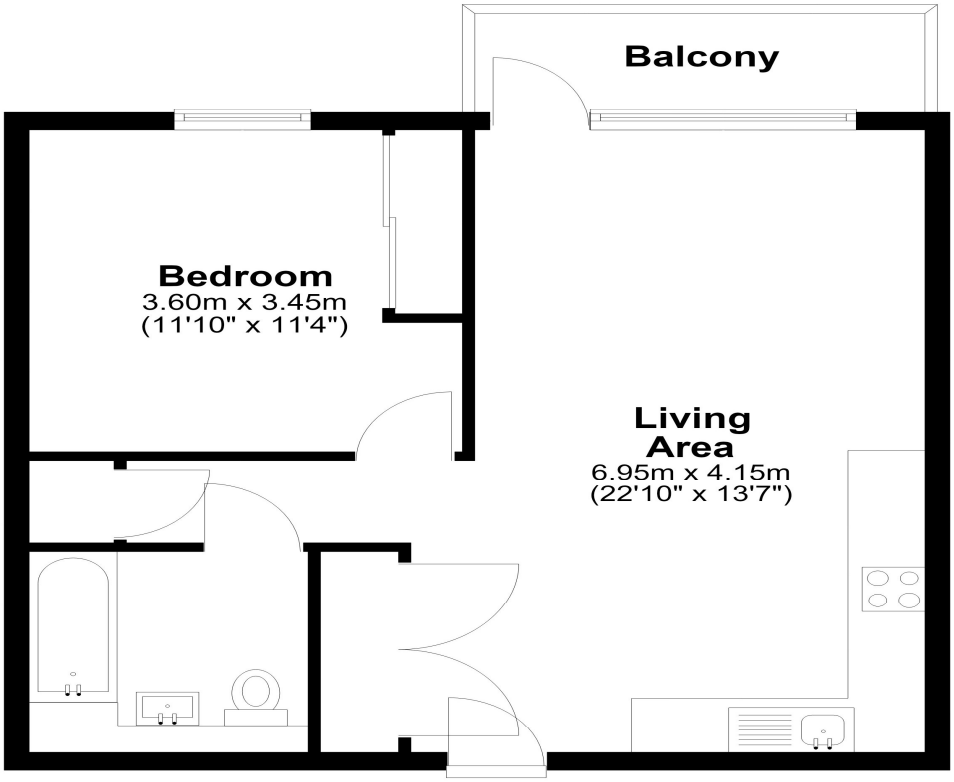
169/170 High Street, Egham, Surrey, TW20 9EJ
Tel. 01784 437 437 Fax. 01784 436 456
www.nevinandwells.co.uk

The Property Ombudsman
OFT Approved code

Station Street, Egham, Surrey, TW20 9FF

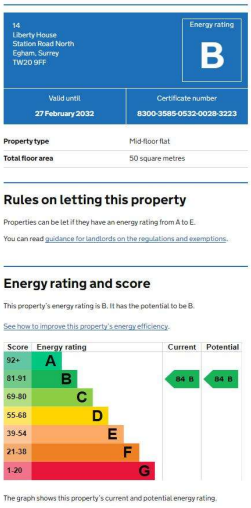
FLOORPLAN

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



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

EPC



14,
Liberty House
Station Road North
Egham, Surrey
TW20 9FF

Energy rating: **B**

Valid until	Certificate number
27 February 2032	8300-3585-0532-0028-3223

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