



# BRECKENRIDGE LETTINGS



**Dorney House, Wick Road, TW20**



A superb first floor two bedroom apartment offered furnished to the highest of standards. In an excellent location for stunning walks within Savill Gardens and perfect for Motorways and Heathrow Airport access.

Available - 13/09/2024

**£2300 Per Calendar Month**

**Fully Furnished**



## BRECKENRIDGE LETTINGS

- Furnished
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen, Living Room, Dining Room
- Two Allocated Parking Spaces
- Excellent for Motorway and Airport links





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>102-100 <b>A</b></p> <p>91-91 <b>B</b></p> <p>89-80 <b>C</b></p> <p>55-48 <b>D</b></p> <p>39-34 <b>E</b></p> <p>21-38 <b>F</b></p> <p>1-20 <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>102-100 <b>A</b></p> <p>91-91 <b>B</b></p> <p>80-60 <b>C</b></p> <p>55-60 <b>D</b></p> <p>39-54 <b>E</b></p> <p>21-38 <b>F</b></p> <p>1-20 <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
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England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

All viewings are strictly by appointment or by e-mail.

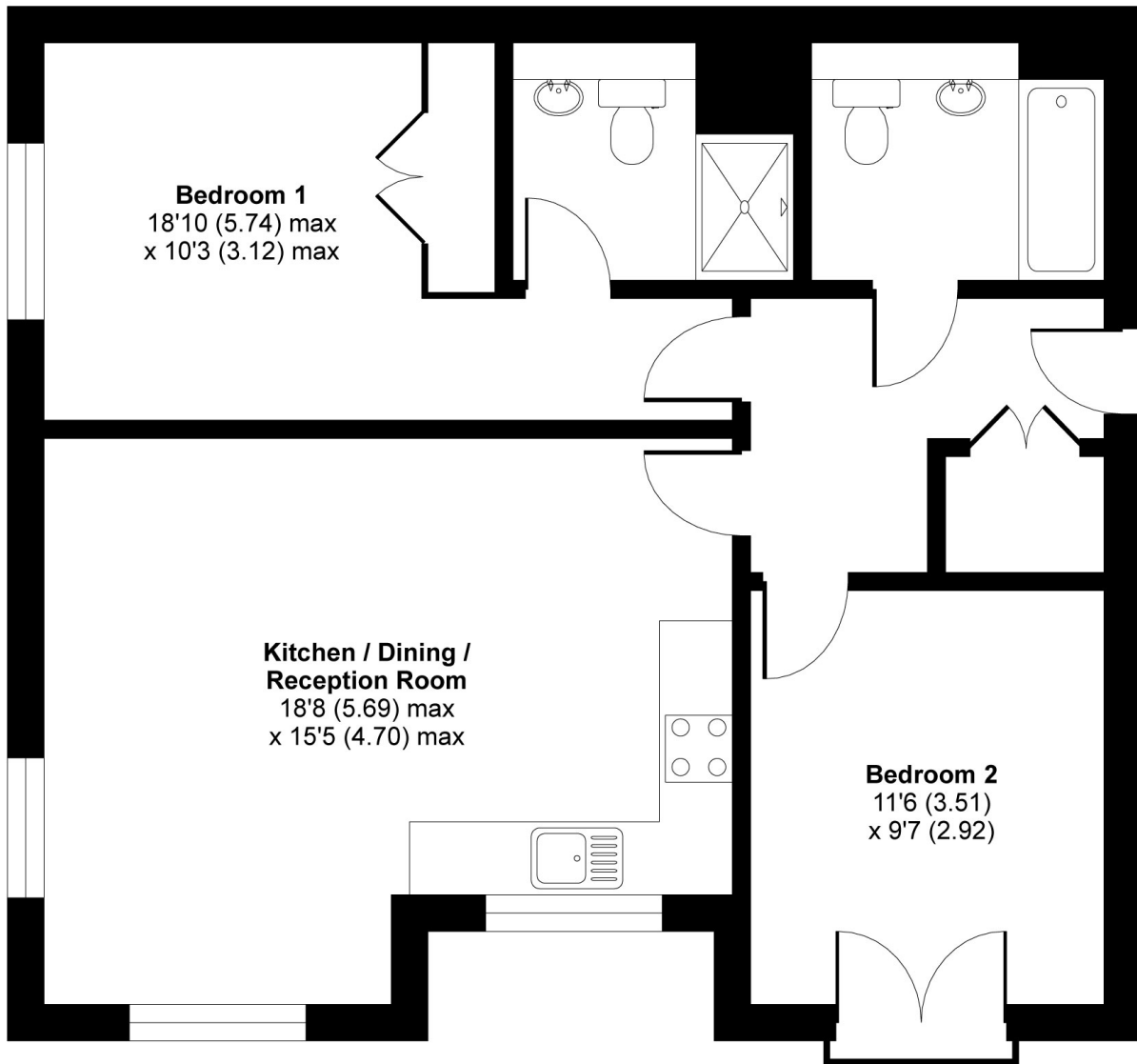
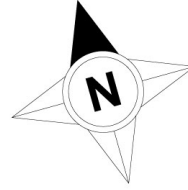
Please be advised that any information supplied by the agent is given without any warranty and all negotiations are on a subject to contract basis until a tenancy agreement has been engrossed. Satisfactory references are always required before a tenancy agreement is signed. In addition to the rental and security deposit there is a charge for the tenancy agreement and an Inventory/Check-in procedure.

These particulars or any other media, printed or downloaded, do not form part of any contract and must not be relied upon. All measurements mentioned within the particulars are approximate and are given as a guide only.

Email: [contact.us@breckenridge-lettings.co.uk](mailto:contact.us@breckenridge-lettings.co.uk)

# Wick Road, Englefield Green, Egham, TW20

APPROX. GROSS INTERNAL FLOOR AREA 734 SQ FT 68.1 SQ METRES



**FIRST FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.