



**Laleham Road
Shepperton
Surrey
TW17 8EG**

Offers In Excess Of £199,000

bettermove

Laleham Road Shepperton

Bettermove are proud to present this 1 bedroom flat in Shepperton available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the allocated parking space and Garage.

The council tax band is C.

This is a leasehold property with 99 years on the lease from 1981; the ground rent is £37.50 half yearly and the service charge is £900.03 half yearly.

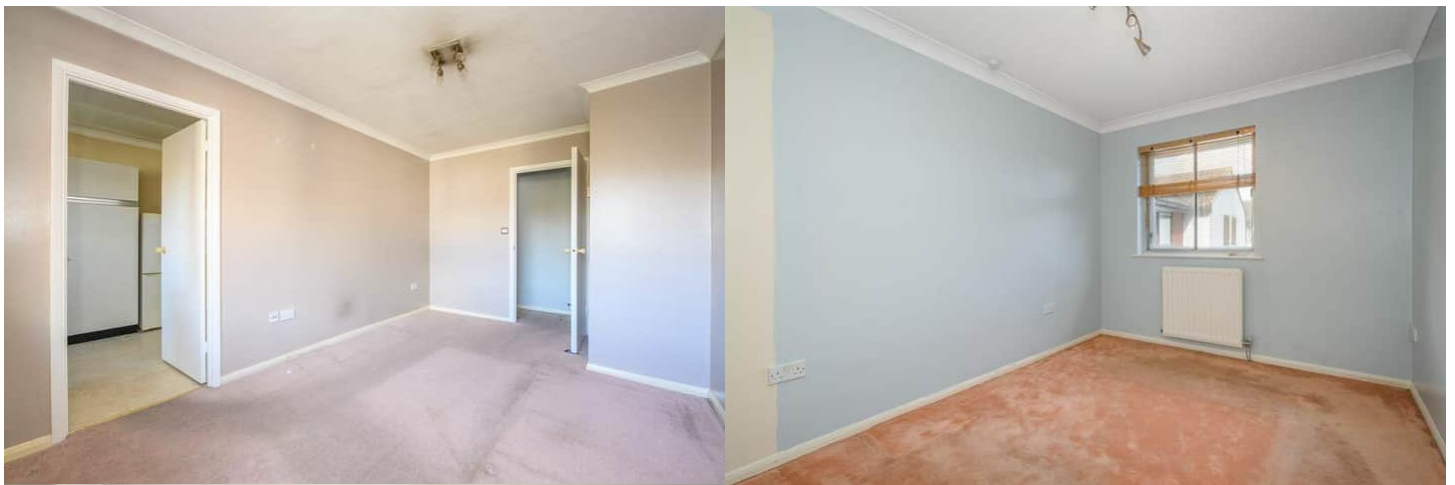
The interior of this property comprises a spacious living room, fitted kitchen, 1 bedroom and the bathroom. The exterior boasts well looked after communal gardens, perfect for enjoying the summer months.

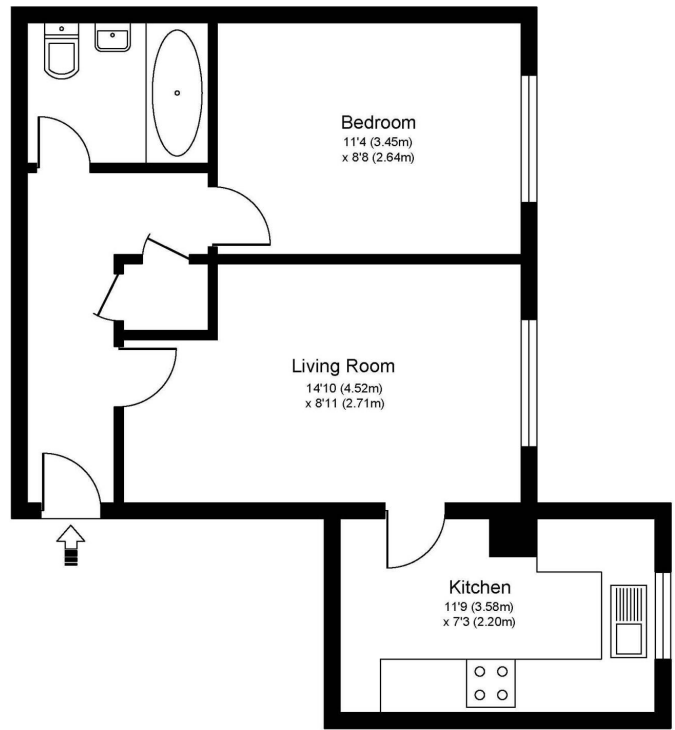
Located in the popular village of Shepperton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M3, Shepperton train station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the





SECOND FLOOR

Approximate Gross Internal Floor Area: 38 m sq / 405 sq ft

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 misstatements. These plans are not to scale and 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 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk