

RICE+ROMAN



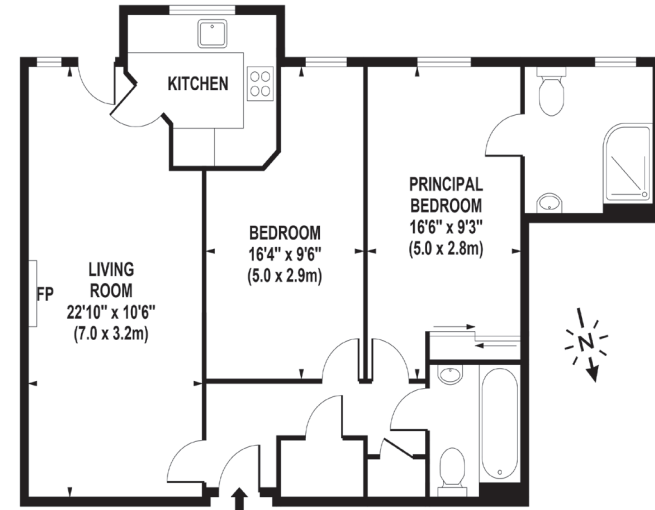
Ballard Lodge, Shepperton

TW17 8BF



## Living Area

Ballard Lodge, 11 Laleham Road, Shepperton, Surrey



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 761 SQ FT / 71 SQ M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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- Exclusively For Those Aged 70+
- Two bedroom, First Floor Flat
- En-Suite And Guest Bathroom
- Lift Access To All Floors
- Short Walk To Shops
- On-Site Management

**Price:** £350,000  
**Service Charge:** £6,455 PA  
**Ground Rent:** £702 PA  
**Other Charges:** N/A  
**Lease Length:** 114 Years  
**Tenure:** Leasehold

**EPC Rating:** B

For more information  
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