



### 3 bed maisonette to buy in TW17

Annett Close, Shepperton, Shepperton,  
Surrey, TW17 8SF

**£265,000** Starting Bid

 x3  x1  x1

Tenure

**Leasehold**

Off Street parking

### Property features

- ✓ No onward chain
- ✓ Spacious lounge/diner
- ✓ Downstairs toilet
- ✓ New roof guarantee
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Offered to the market with no onward chain, this well-presented three-bedroom split level maisonette is conveniently located above a small parade of shops in Shepperton. The property offers spacious and versatile accommodation, featuring a generous lounge/diner ideal for both relaxing and entertaining. The kitchen provides functional space with scope for modernisation or reconfiguration, allowing buyers the opportunity to create additional storage and workspace to suit their needs. A convenient downstairs toilet enhances the practicality of the layout. Upstairs comprises three well-appointed bedrooms and a family bathroom fitted with a white suite. The property is presented in good condition throughout and further benefits from a roof replaced approximately five years ago, complete with a 25-year guarantee, offering added peace of mind. An excellent opportunity for first-time buyers, families, or investors,

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 88

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £1,620.00

Price: Starting Bid £265,000

Property Type: Maisonette

Parking: Off Street

Year built: 1971

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

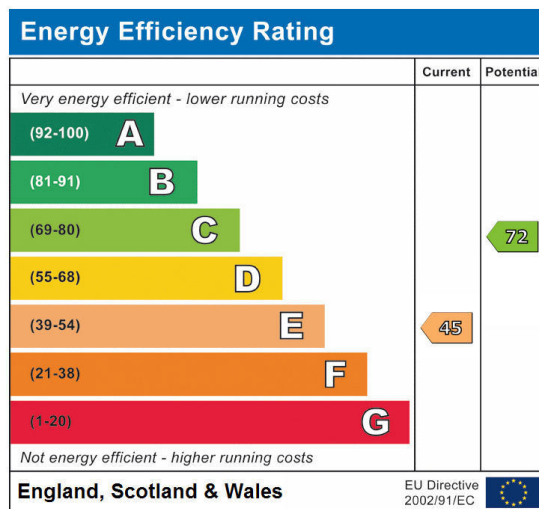
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Annett Close, Shepperton, Shepperton, Surrey, TW17 8SF

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

