



## 9 Broadlands Grange Broadlands Avenue

Shepperton, TW17 9DA

**Asking price £325,000**

Offered to the market with no onward chain is this two double bedroom first floor apartment. Situated within a popular gated development, just moments from Shepperton High Street and train station.

Step through the front door in to a large hallway where you find two double bedrooms (the master bedroom boasting an en-suite shower room). There is also a three piece bathroom suite and finally the heart of the home; a bright and airy reception room with South facing Juliette balcony. Natural light floods in to this room and there is more than enough space for living and dining areas. The kitchenette has integrated appliances.

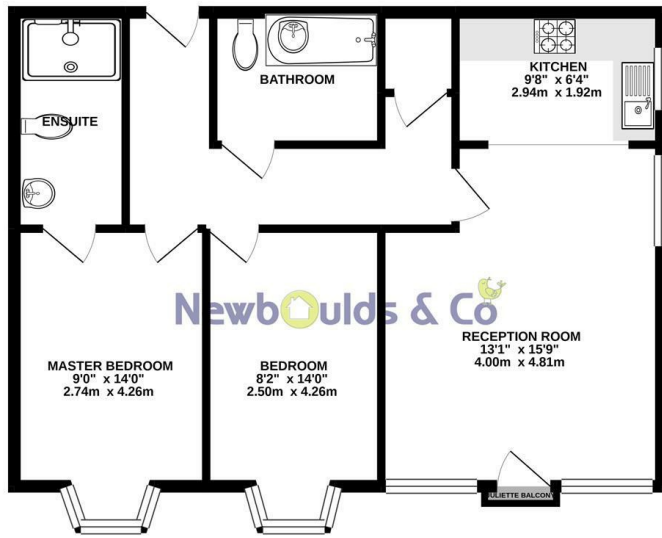
The design of the apartment is well thought out with both bedrooms and reception room overlooking the rear of the development, which is quiet. The secure underground parking has an allocated space and is accessed via electronic gates, step out of your car and there is a lift to take you up to the apartment; very easy with shopping in hand!

### Viewing

Please contact our Shepperton - Sales Office on 01932232927 if you wish to arrange a viewing appointment for this property or require further information.

# Floor Plan

FIRST FLOOR  
753 sq.ft. (70.0 sq.m.) approx.

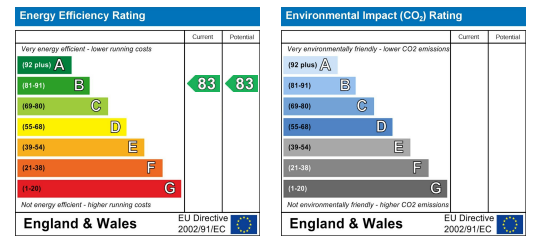


TOTAL FLOOR AREA: 753sq.ft. (70.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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