



## West Court, West Walk

In Excess of £115,000

Located off the PICTURESQUE NEW WALK is this GROUND FLOOR flat available with NO CHAIN. Retaining some original features.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C





### **Communal Entrance**

With access to:

### **Private Entrance Hall**

With original wooden floor, storage cupboard with box cupboards over, cupboard housing fuse board, radiator.

### **Sitting Room**

15' 4" x 11' 5" (4.67m x 3.48m)

With double glazed windows to the front and side elevations, feature original tiled fireplace, picture rail cupboard housing boiler, wooden floor, radiator.

### **Kitchen**

9' 10" x 5' 0" (3.00m x 1.52m)

With double glazed window to the front elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, electric cooker point, plumbing for washing machine, part tiled walls, tiled floor, radiator.



### **Shower Room**

9' 10" x 5' 0" (3.00m x 1.52m)

With double glazed window to the front elevation, wet room style shower with electric shower, low-level WC, pedestal wash hand basin, extractor fan, part tiled walls, radiator.

### **Bedroom**

11' 10" x 9' 7" (3.61m x 2.92m)

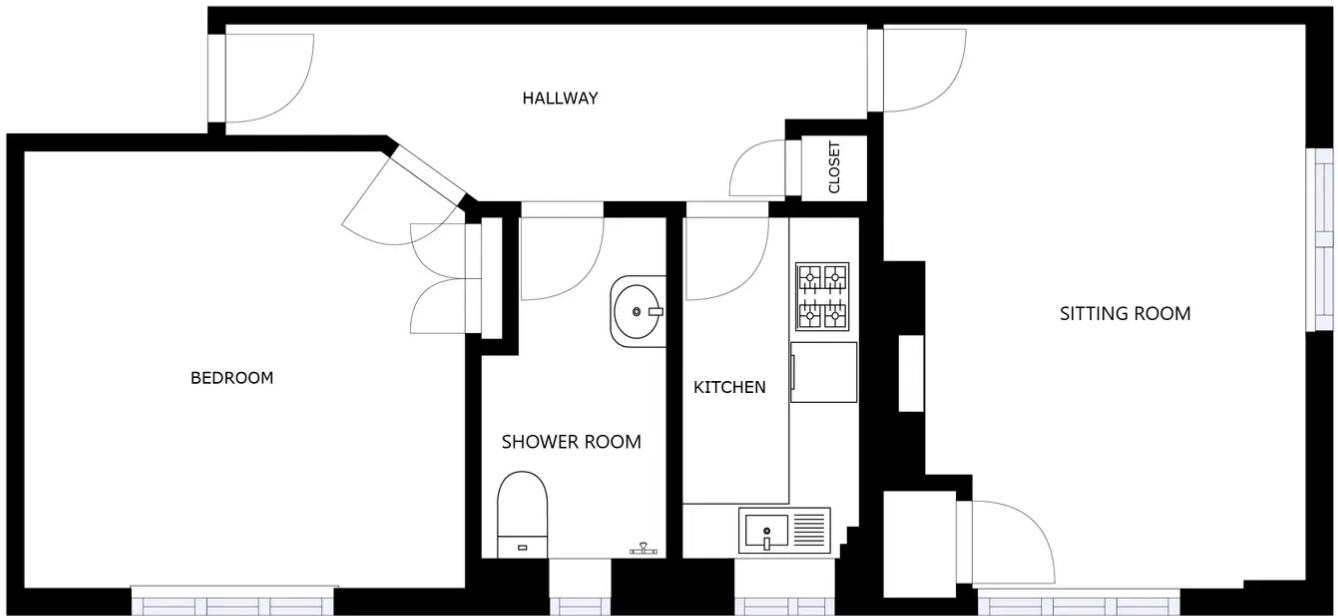
With double glazed window to the front elevation, built-in wardrobe, picture rail, radiator.

### **Communal Garden**

Communal grounds.

### **Parking**

Permit parking.



FLOOR PLAN



GROSS INTERNAL AREA  
 FLOOR PLAN: 567 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.