

# Walsham Court

Ickenham • Middlesex • UB10 8FZ  
Guide Price: £410,000



coopers  
est 1986

# Walsham Court

Ickenham • Middlesex • UB10 8FZ

A beautifully presented contemporary two-bedroom, two-bathroom apartment set within a highly sought-after modern development, just moments from West Ruislip Tube Station. This spacious home offers a welcoming entrance hallway leading to two generous bedrooms, including a principal bedroom with a stylish en-suite. The heart of the apartment is the impressive open-plan kitchen, dining and living area, thoughtfully designed for modern living and opening directly onto a private balcony. Further benefits include a sleek main bathroom and a large storage cupboard, combining comfort, functionality and refined design throughout.

Two bedroom apartment

Two bathrooms

Modern interior throughout

Balcony

Lift access

Fitted kitchen

Secure underground parking

Moments from West Ruislip station

Close to local amenities

Easy Access to A40/M40/M25

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







Schools:



Train:



Car:

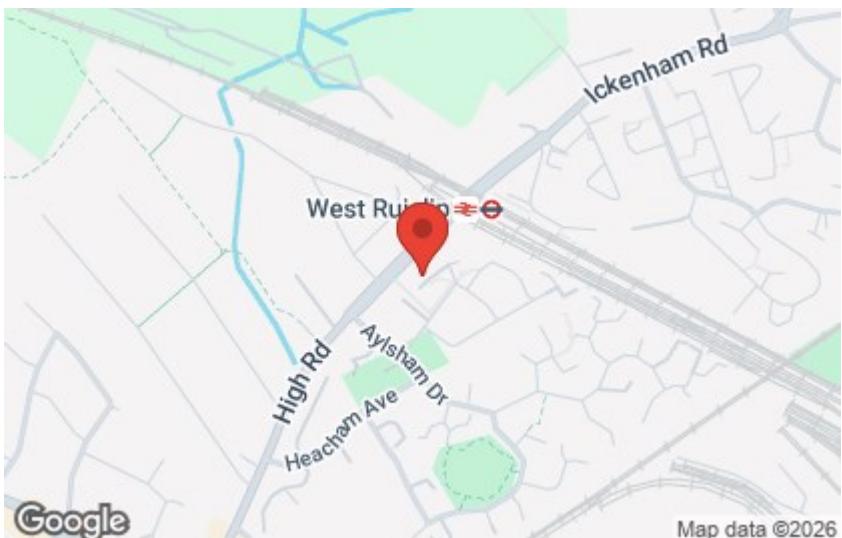
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



**coopers**  
est 1986

01895 547 011

27-29 Swakeleys Road, Ickenham,  
Middlesex, UB10 8DF

ickenham@coopersresidential.co.uk

[CoopersResidential.co.uk](http://CoopersResidential.co.uk)

4TH FLOOR  
698 sq.ft. (64.8 sq.m.) approx.



**coopers**  
est 1986

TOTAL FLOOR AREA: 698 sq.ft. (64.8 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other features are approximate and no guarantee is given for any error, omission or mis-statement. 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.  
Made with Merigex ©2009



| Energy Efficiency Rating                    |         |
|---|---------|
|   | Current |
| Very energy efficient - lower running costs |         |
| 2007/08 A                                   | A       |
| 2008/09 B                                   | B       |
| 2009/10 C                                   | C       |
| 2010/11 D                                   | D       |
| 2011/12 E                                   | E       |
| 2012/13 F                                   | F       |
| 2013/14 G                                   | G       |
| All energy efficient - higher running costs |         |
| EU Directive 2002/91/EC                     |         |

England & Wales

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.