



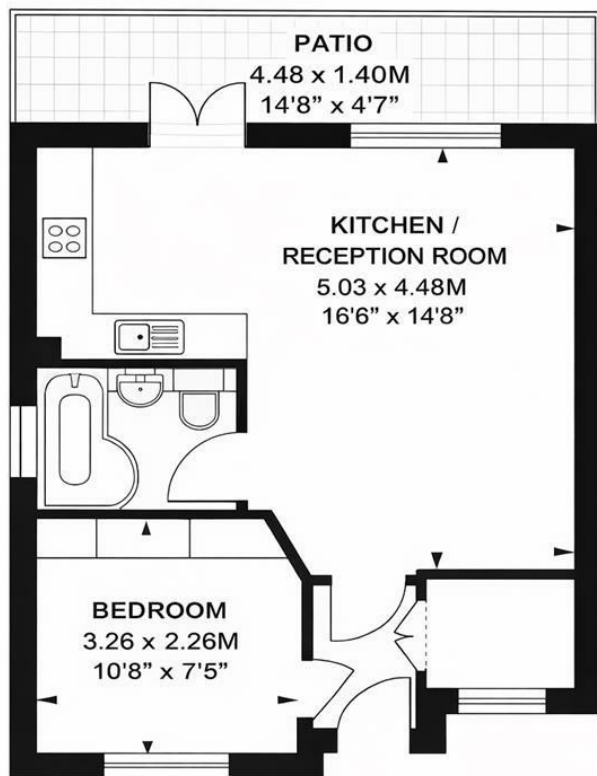
**RAWLINSON
&WEBBER.**

Charlton Road, Shepperton
Asking Price £240,000 Leasehold



Walnut Court, Shepperton, Middlesex, TW17

Approximate gross internal area
33.44 sq m / 360 sq ft



Ground Floor

Property Description

Rawlinson and Webber are pleased to offer for sale with no onward chain - Walnut Court, a well-presented ground-floor apartment with allocated parking, rear terrace overlooking a beautiful secluded garden.

The property comprises an entrance hallway with a deep storage cupboard. An open-plan kitchen and reception room provides a practical living and dining space with direct access to a terrace area at the rear, over-looking the gardens. The kitchen is neatly integrated, making good use of the available space. The double bedroom is positioned at the front of the apartment and benefits from built-in wardrobes and double glazed unit with an additional internal secondary unit. Completing the internal layout with a modern bathroom suite.

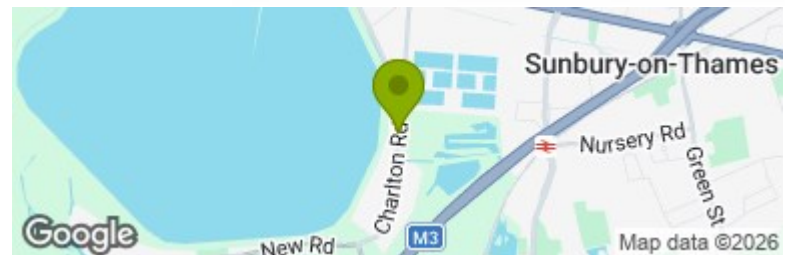
Overall, the flat offers a functional layout with the added advantage of a large communal outdoor space of approximately 90 feet. Additional benefits are 1 allocated parking space, gas fired combi boiler installed in the last five years, an entry phone system, a bike store/shed and a clothes drying area for the use of all residents.

Features

- GROUND-FLOOR APARTMENT
- 1 DOUBLE BEDROOM
- OPEN PLAN KITCHEN/LOUNGE
- MODERN BATHROOM
- PRIVATE PATIO AREA
- COMMUNAL GARDEN
- 1 ALLOCATED PARKING SPACE
- BIKE/STORE SHED
- NO ONWARD CHAIN

Council Tax Band c

EPC Rating: C



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		