



**CHURCHILL**  
estates



# Westleigh Court, Wanstead

£220,000

Tenure : Leasehold

Floor Area : 517.00 sq ft

Local Authority : Redbridge

Council Tax Band : C

Bedrooms : 1

Receptions : 1

Bathrooms : 1



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 84                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   | 49      |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



**\*\* Chain free – Available to view immediately by appointment \*\***

Churchill Estates are delighted to present this well-appointed second-floor, one bedroom retirement apartment located within the sought-after and centrally situated Westleigh Court on Nightingale Lane.

This bright and airy property is nestled just moments from Wanstead High Street, placing a wealth of local amenities including numerous independent shops, cafes, restaurants and transport links right on your doorstep.

The apartment comprises a fitted kitchen with ample base and wall units leading to a spacious lounge/dining room, generous double bedroom with built in wardrobes, three-piece shower room and entrance hall offering a generous amount of useful storage cupboards.

Available exclusively for residents age 60 and above, Westleigh Court is a warden assisted development which benefits from having a helpful on-site manager, communal residents lounge, entry phone system, laundry room and a well-maintained communal garden.

Please contact the office for further details or to arrange an appointment to view.

Lease Remaining: 87 years  
Service Charge: £3495.00 Per Annum





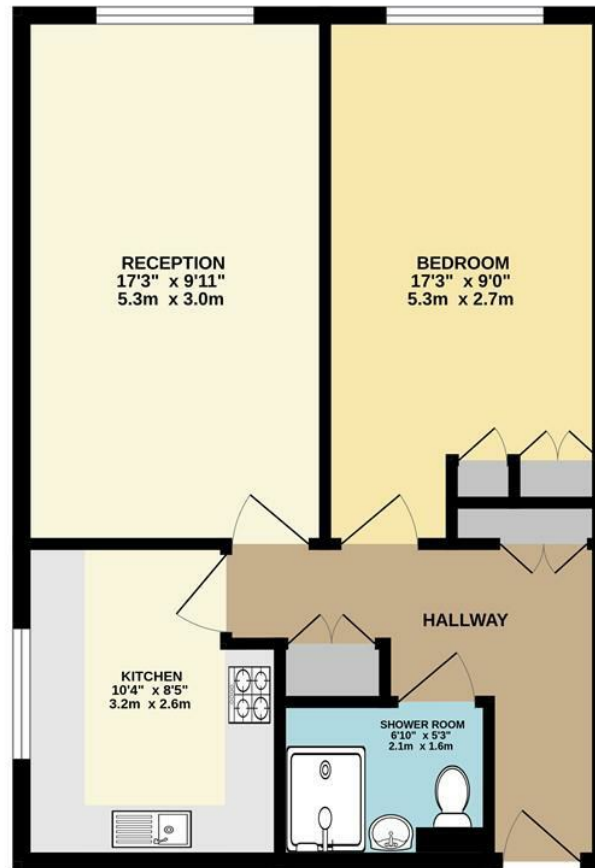


- Central location
- One double bedroom
- Three-piece shower room
- Helpful on-site manager
- Available for residents age 60 & above
- Retirement development
- Second floor apartment
- Lift service
- Entry phone system
- Located moments from Wanstead High Street





SECOND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 517sq.ft. (48.0 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 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.  
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To view call **020 8989 0011**

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