



CHURCHILL
estates

Trent Court, Wanstead

£450,000

Tenure: Leasehold

Floor Area: 786.00 sq ft

Local Authority: Redbridge

Council Tax Band: C

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







Churchill estates are delighted to offer for sale this well proportioned two double bedroom split level apartment, located on the ground and first floor of this purpose built development.

The apartment is positioned in the corner of the block with unobstructed views overlooking the well tended communal gardens. Whilst being moments away from the ever popular Wanstead High Street (0.2 miles), with all its local amenities, cafes, pubs and restaurants.

The property comprises a spacious reception room, modern fitted kitchen with ample cupboard and worktop space, two generous double bedrooms with one featuring built in storage and a good size fully tiled bathroom.

Further benefitting from a long lease in excess of 900 years, garage en bloc, double glazing throughout, off street residents permit parking, entry phone system and being ideally located within close proximity to both Wanstead (0.5 miles) and Snaresbrook (0.2 miles) Central Line stations.

For more information or to arrange an appointment to view, please call the office at your convenience.

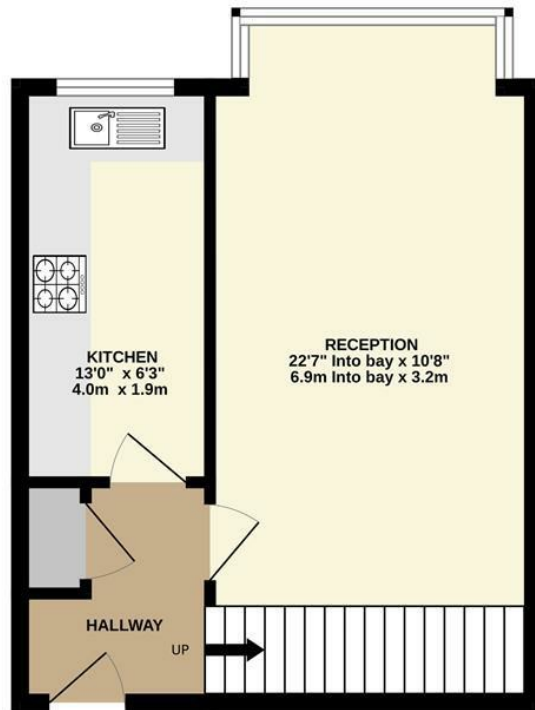


Lease Term: 947 years | Service Charge: £2,074.68 per annum | Council Tax band C

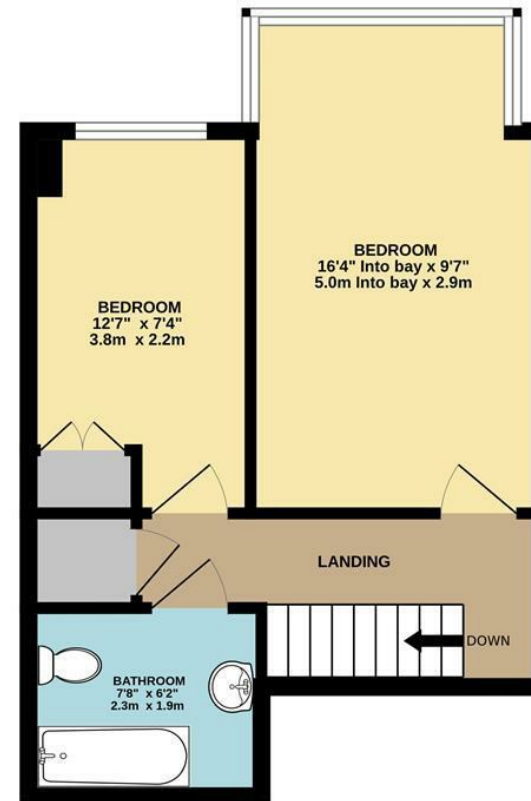




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 786sq.ft. (73.0 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**