



TOTAL FLOOR AREA: 785sq.ft. (73.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, dimensions, rooms and any other terms are approximate and no responsibility is taken for any error, omission or misstatement. 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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Council: Redbridge | Council Tax Band: C | Floor Area: 785.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Trent Court, Wanstead, E11 2TF  
Guide Price £400,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**





\*\* Guide price £400,000 - £420,000 - No chain - Available to view by appointment \*\*

Being sold with the added benefit of no onward chain, Churchill estates are pleased to offer for sale this well proportioned split level apartment located on the second and third floor of this purpose built development.

This apartment is ideally positioned just a few minutes away from the ever popular Wanstead High Street (0.2 miles) with all its popular local amenities. Offering spacious accommodation throughout and arranged over two floors, the ground floor comprises a large living area and a bright kitchen with an ample amount of cupboard and worktop space. The first floor features two generous double bedrooms with the main including fitted wardrobes, second bedroom with additional storage cupboards and a three-piece bathroom suite.

Further benefitting from communal off street parking, private garage en bloc, well tended communal grounds to the front and rear of the development and a long lease in excess of 950 years. Additionally, being ideally located within very 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 contact the office at your convenience.

Council Tax band C  
Lease Term Remaining: 950 years  
Service Charge: £1,791 per annum  
Ground Rent: £44 per annum