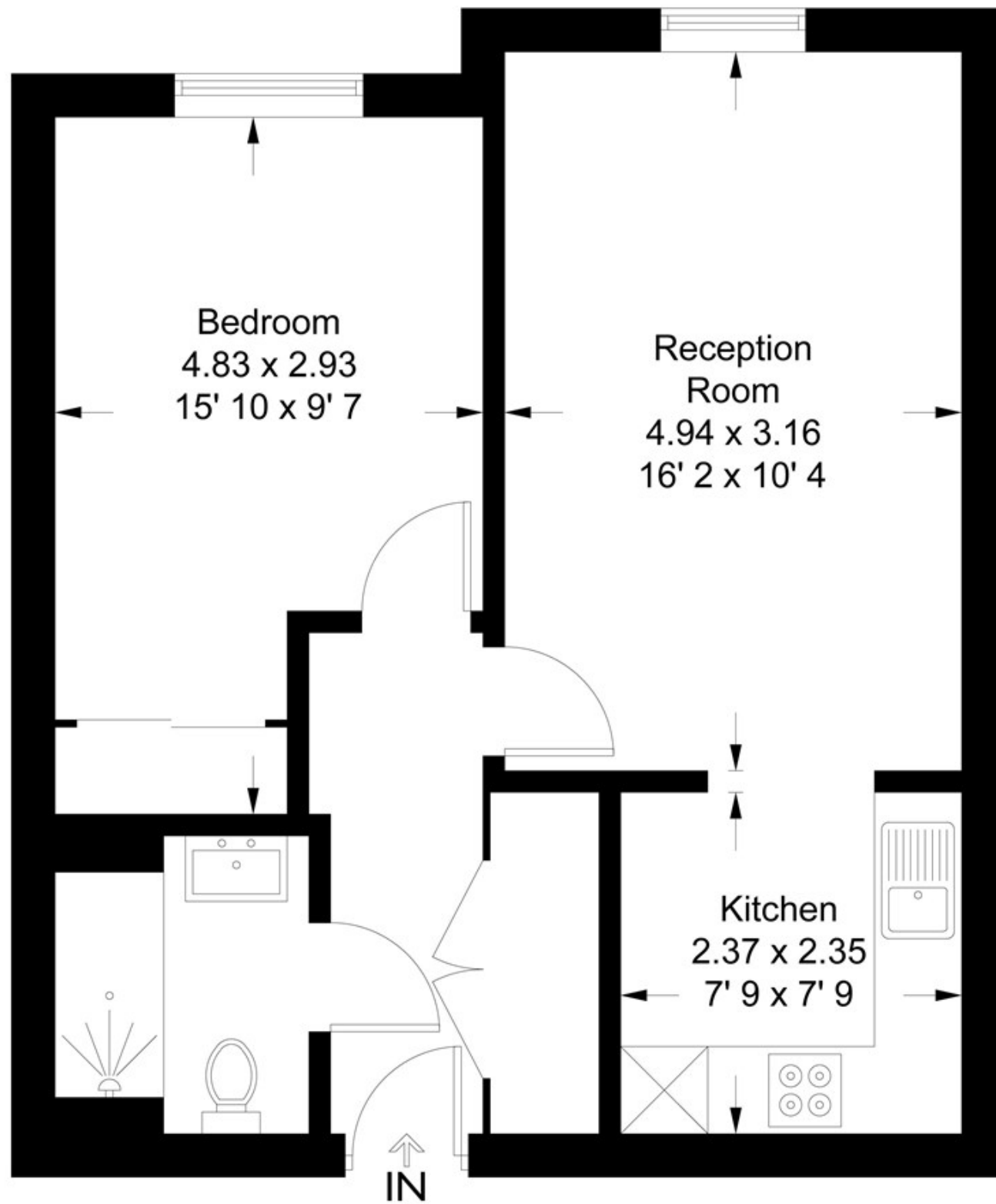


Westminster Court

Approximate Gross Internal Area = 488 sq ft / 45.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Cambridge Park, Wanstead

Asking Price £189,000 Leasehold

- One double bedroom
- First floor flat with Lift access
- 0.1 miles to Wanstead High Street and Central Line Station
- Warden with 24-hour Careline System
- Guest suite (additional costs involved)
- Exclusively for residents 55 years and older
- Large lounge/dining room
- Chain free
- Communal laundry, residents lounge and salon

Cambridge Park, Wanstead

Petty Son & Prestwich are delighted to offer for sale this one double bedroom, first floor retirement apartment located in the heart of Wanstead.

Westminster Court is a well-presented retirement complex just a short walk from Wanstead High Street and Central Line Station (0.1 miles), exclusively available for residents aged 55 and over. The property benefits from both communal and visitors parking whilst additionally proximity of many bus routes, it is clear why the development proves so popular with residents.

The development provides a part-time on-site manager alongside an emergency 24-hour Careline System for out of hour assistance, communal lounge, laundry and guest suite (chargeable), which is perfect for visiting family members. The apartment is situated on the first floor and can be accessed via a lift or stairs.

The property comprises a spacious lounge diner leading through to a generous kitchen, a double bedroom with fitted wardrobes, bathroom with large walk in shower enclosure and pull down seat, and a large storage cupboard in the hallway. The property is offered chain free.

Lease Information: 99 years from 1st June 1988 (63 years currently remain)
Service Charge: £3,395.10 per annum (Reviewed annually)
Ground Rent: £600 per annum
EPC Rating: B85
Council Tax Band: B

RECEPTION ROOM

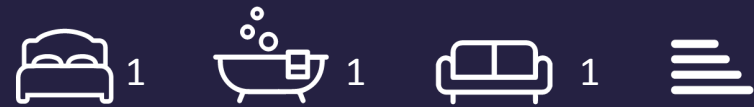
16'2" x 10'4"

KITCHEN

7'9" x 7'9"

BEDROOM

15'10" x 9'7"



Council Tax Band: B

