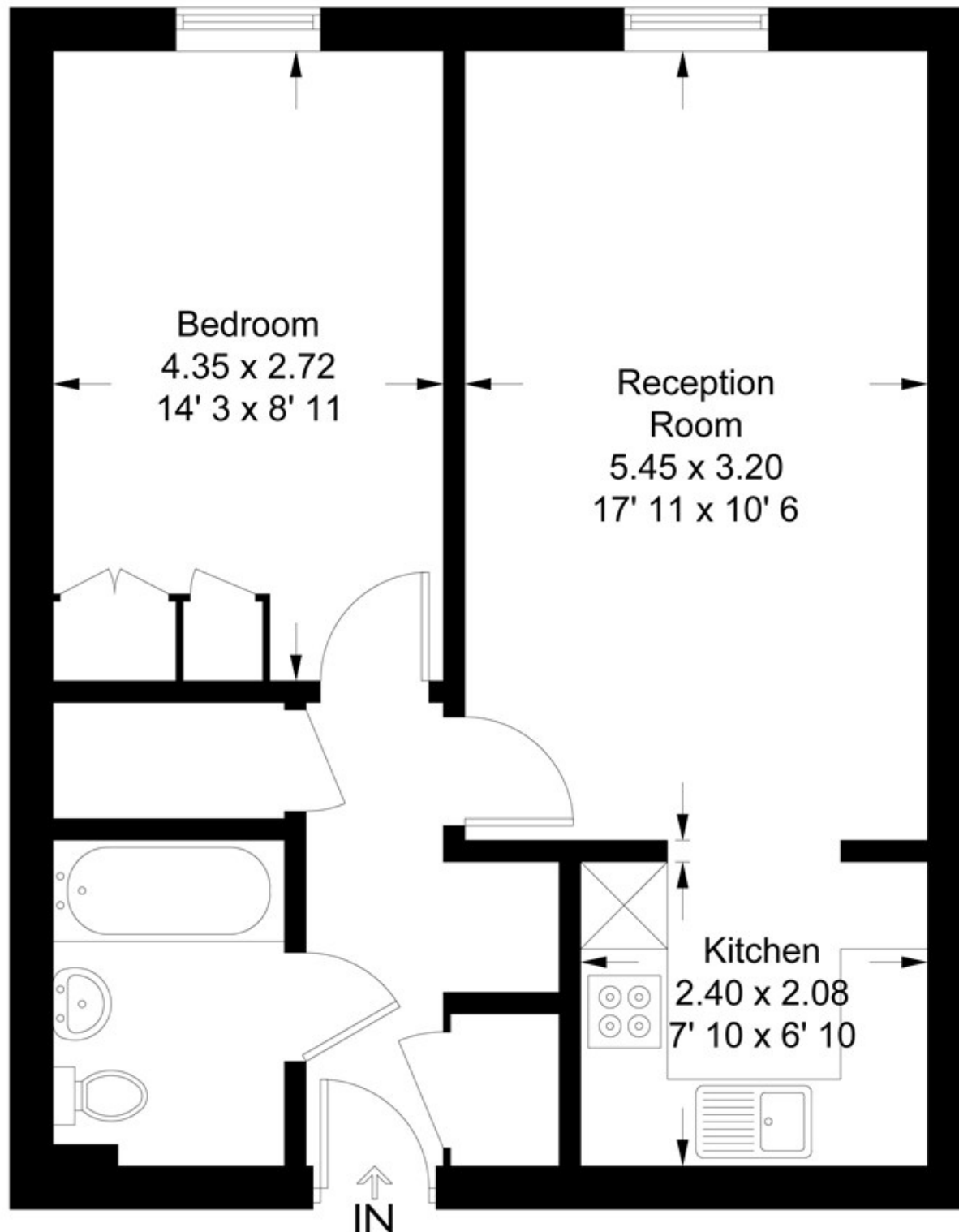


## Oak Lodge

Approximate Gross Internal Area = 503 sq ft / 46.7 sq m



### First Floor

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 Road, Wanstead

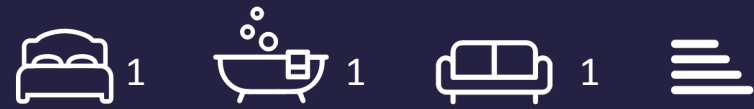
Offers In Excess Of £155,000 Leasehold

- Over 55's only
- First floor
- Kitchen opening onto lounge/diner
- Communal laundry and guest suite
- Chain free
- One double bedroom
- Lift to all floors
- Communal parking and gardens
- On site manager
- 0.6 Miles from Wanstead High Street and Station



# Cambridge Road, Wanstead

**\*\*OVER 55'S ONLY\*\*** Petty Son and Prestwich are pleased to offer this one bedroom, first floor retirement apartment.



Council Tax Band: B



**\*SOLD BY PETTY SON AND PRESTWICH\* \*\*OVER 55'S ONLY\*\*** Petty Son and Prestwich are pleased to offer this one bedroom, first floor RETIREMENT apartment.

Situated in a quiet location just off Cambridge Park Road, this first floor retirement apartment offers one double bedroom with a built in wardrobe, a fitted kitchen opening to a reception/dining room and separate bathroom. There is space in the kitchen for a washing machine, however the block offers a communal laundry, guest suite, communal parking, resident's lounge, well-tended communal gardens and on-site manager.

With a bus stop immediately outside the development running regular services to the surrounding area, the apartment is positioned in an extremely convenient location as well as being within approx. 0.6 miles to both Wanstead and Snaresbrook Central Line Stations, Wanstead High Street shops, restaurants, cafés and parks. The property is sold with no onward chain.

EPC RATING: B84

Council Tax Band: B

Ground Rent: N/A

Service Charge: £3048 per annum (reviewed annually)

Lease Information: 99 years from 1 June 1992 (67 years currently remain)

## LOUNGE/DINER

17'11" x 10'6"

## BEDROOM

14'3" x 8'11"

## KITCHEN

7'10" x 6'10"