



## Nightingale Lane, Wanstead

Asking Price £325,000 Leasehold

- Rarely available retirement bungalow
- Recently refurbished
- Direct access to communal gardens
- Chain free
- One double bedroom
- Private entrance
- Central Wanstead location
- Residents lounge

Petty Son and Prestwich are delighted to offer for sale this rarely available and recently refurbished one bedroom retirement bungalow, set in a tranquil setting, and yet is positioned in the heart of Wanstead.

This warden assisted development offers fantastic communal facilities including a communal lounge, gardens and laundry services. This well-presented bungalow, with its own private entrance, offers a well-proportioned double bedroom with fitted storage and newly laid carpet. The modern kitchen offers plenty of storage and tiled flooring. A walk-in shower room features floor tiles and flush shower tray. The light and bright lounge/diner also benefits from direct access to the communal gardens, which is secluded, quiet and offers a small patio area to sit outside and enjoy the sunshine. The property benefits from electric central heating which has been upgraded by the current owners resulting in a flush and modern finish. There is a good sized loft space with pull down ladder offering useful storage. The location of the development allows the new owner easy access to Wanstead High Street, with its array of shops, restaurants, cafes and two Central Line stations. The home is being offered for sale chain free.

EPC Rating: E51

Council Tax Band: C

Service Charge: £3,087.60 per annum

Lease - 999 years from 1st January 1988 (963 Years Remaining)

Reception/Dining Room

14'3 x 12'3

Bedroom

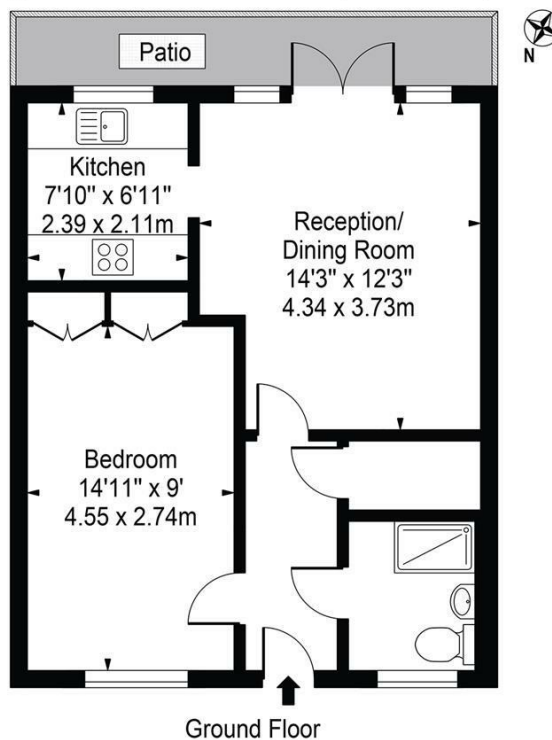
14'11 x 9'0

Kitchen

7'10 x 6'11

### Westleigh Court

Approx. Gross Internal Area 487 Sq Ft - 45.24 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.