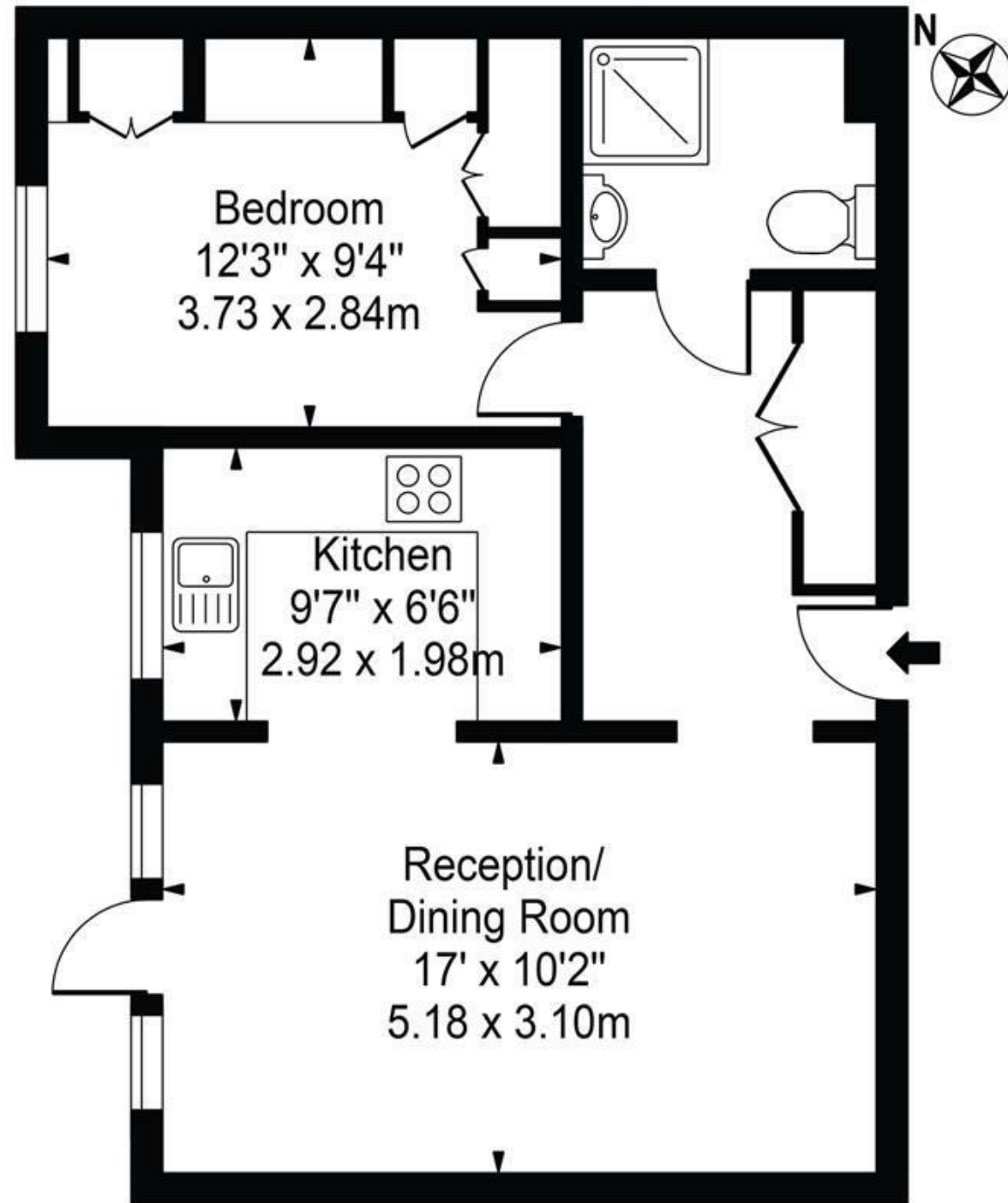


Westminster Court

Approx. Gross Internal Area 483 Sq Ft - 44.87 Sq M



Ground Floor

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.



Cambridge Park, Wanstead

Guide Price £245,000 Leasehold

- Ground floor apartment
- Beautifully decorated throughout
- Lounge/diner with direct access to communal grounds
- Modern kitchen and bathroom
- Large hallway with generous storage
- Exclusively for residents over 55 years of age
- One double bedroom
- Accessible shower with shower seat
- Contemporary storage heaters
- 0.1 Miles to Wanstead High Street

Cambridge Park, Wanstead

Petty Son & Prestwich are delighted to offer for sale this beautifully presented and perfectly formed one double bedroom ground floor RETIREMENT apartment with direct garden access, located in the heart of Wanstead.

Westminster Court, a well-presented retirement complex just a short walk from Wanstead High Street and Central Line Station (0.1 miles), is exclusively available for residents aged 55 and over. 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.

This ground floor apartment has been beautifully decorated and works especially well for residents struggling with mobility, with the property benefiting from a perfectly formed bathroom with low-level accessible shower and shower chair, spacious hallway with plenty of space for walking aids and no stairs when accessing the apartment. A beautifully bright lounge/diner with direct access to the beautifully kept communal gardens, leads through to a fantastic modern kitchen with a fitted oven, hob and space for a fridge/freezer, washing machine and dishwasher. A double bedroom with extensive range of fitted wardrobes, cupboards and vanity/desk unit completes the accommodation. This beautiful apartment is offered for sale with a long lease and no onward chain.

EPC Rating: D68
Council Tax Band: B
Lease Information: 189 years from 1st June 1988
(152 years currently remain)
Service Charge: TBC
Ground Rent: TBC

Lounge/Diner
17' x 10'02

Kitchen
9'7 x 6'6

Bedroom
13'3 x 9'4



Council Tax Band: B

