



## Dickens Court, Makepeace Road, Wanstead

Asking Price £430,000 Leasehold

- Ground floor apartment
- Well presented throughout
- En-suite shower room
- Allocated parking
- Double glazed windows
- Two double bedrooms
- Open plan living/diner/kitchen
- Modern family bathroom
- Smart electric radiators

**\*SOLD BY PETTY SON & PRESTWICH\*** Situated just off Hermon Hill, within easy access of Snaresbrook Station and Wanstead High Street, this stunning ground floor apartment in Dickens Court offers bright and spacious accommodation with a large lounge/diner/kitchen and en-suite to the principal bedroom.

Located on the ground floor of this modern, purpose built development, this two double bedroom apartment is located close to Wanstead High Street and Snaresbrook Station (0.4 Miles) as well as being within easy walking distance of South Woodford Station and George Lane shops (0.7 Miles).

With all rooms leading from a spacious hallway, the apartment is well laid out with natural light flooding all main living spaces. There are two double bedrooms with the main bedroom benefiting from a modern en-suite shower room. The second bedroom is currently being used as a spacious dressing room but could also be used as an office/nursery. There is a stylish family bathroom which features a bath and overhead shower. The large lounge/diner/kitchen currently accommodates a good sized sofa and dual aspect windows. The kitchen features a run of wall and base cabinets and include a wine cooler and ceramic hob.

The property further benefits from an allocated off-street parking space, entry phone system, communal gardens and Bluetooth enabled electric radiators.

EPC Rating: D67  
Council Tax Band: D  
Lease Information: 125 years from 24 March 1994 (95 years currently remain)  
Service Charge: £2607.48 (Reviewed annually)  
Ground Rent: £512.52 Per annum

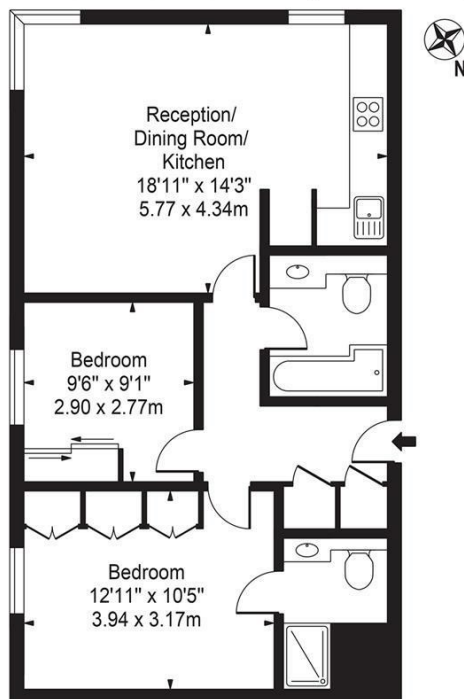
Reception/Dining/Kitchen  
18'11" x 13'1".111'6"

Bedroom  
12'11" x 10'4"

Bedroom  
9'6" x 9'1"

### Dickens Court

Approx. Gross Internal Area 668 Sq Ft - 62.06 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.