



Cambridge Road, Wanstead

Offers In Excess Of £200,000 Leasehold

- Rarely available ground floor apartment
- One double bedroom
- Modern shower room
- 0.4 Miles to Wanstead High Street
- Over 55 years of age only
- Direct access to well-maintained communal gardens
- Communal and guest parking
- Great bus links

Petty Son & Prestwich are excited to present this rare and highly sought-after ground floor, one-bedroom retirement apartment, ideally located in the desirable Ennerdale Court. This charming residence is in excellent condition and offers direct access to the beautifully landscaped communal gardens, making it the perfect retreat for those seeking peace and tranquility. Ennerdale Court is a well-maintained retirement complex, situated just 0.4 miles from Wanstead High Street.

Exclusively available to residents aged 55 and over, this delightful apartment offers a host of amenities, including well-kept gardens with seating areas, convenient communal and visitor parking, and easy access to a range of bus routes. It's clear to see why this development remains a popular choice for its residents. The property is fully managed, with an on-site manager and the added reassurance of a 24-hour emergency Careline service. Residents can also enjoy the communal lounge and the guest suite, which is perfect for accommodating family and friends. This ground-floor apartment features a bright, contemporary lounge/diner with patio doors leading directly to a private patio area, perfect for enjoying the surrounding gardens. The adjoining modern kitchen also benefits from the natural light flowing through the patio doors. A spacious hallway leads to the well-sized double bedroom, which boasts generous built-in storage, ensuring plenty of space for your belongings. The bathroom is equipped with a large, easy-access shower cubicle, complemented by a sleek, modern white suite and tiled flooring. Offered chain-free, this delightful home is ready for you to move in and enjoy.

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

EPC RATING: C73

Council Tax Band: B

Lease Information: 125 years from 1 April 1986 (86 years remaining)

Service Charge: £2669.16 per annum

Ground Rent: N/A

Reception/Dining Room

18'5" x 10'5"

Kitchen

7'10" x 6'11"

Bedroom

14'5" x 8'9"

