



ENNERDALE COURT, WANSTEAD

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.

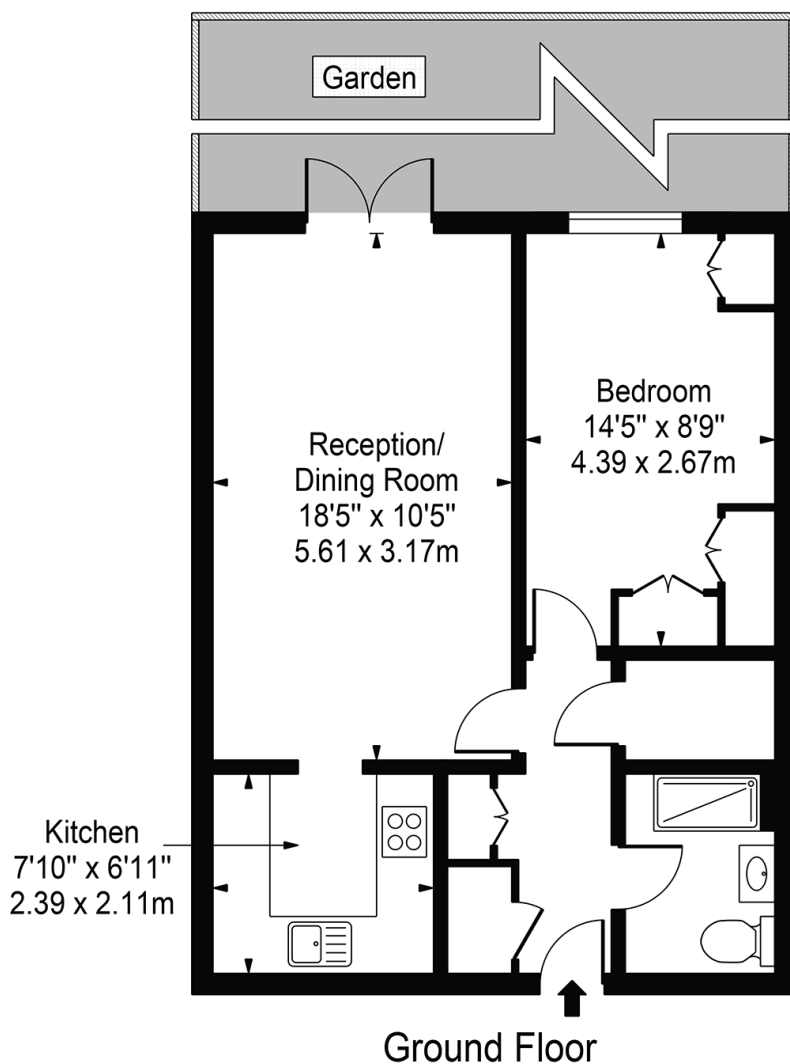
Exclusively available to residents aged 55 and over, this delightful apartment offers a host of amenities, including well-kept gardens with seating areas, convenient communal and visitor parking, and easy access to a range of bus routes. It's clear to see why this development remains a popular choice 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.

£235,000 LEASEHOLD

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

Ennerdale Court

Approx. Gross Internal Area 514 Sq Ft - 47.75 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.

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