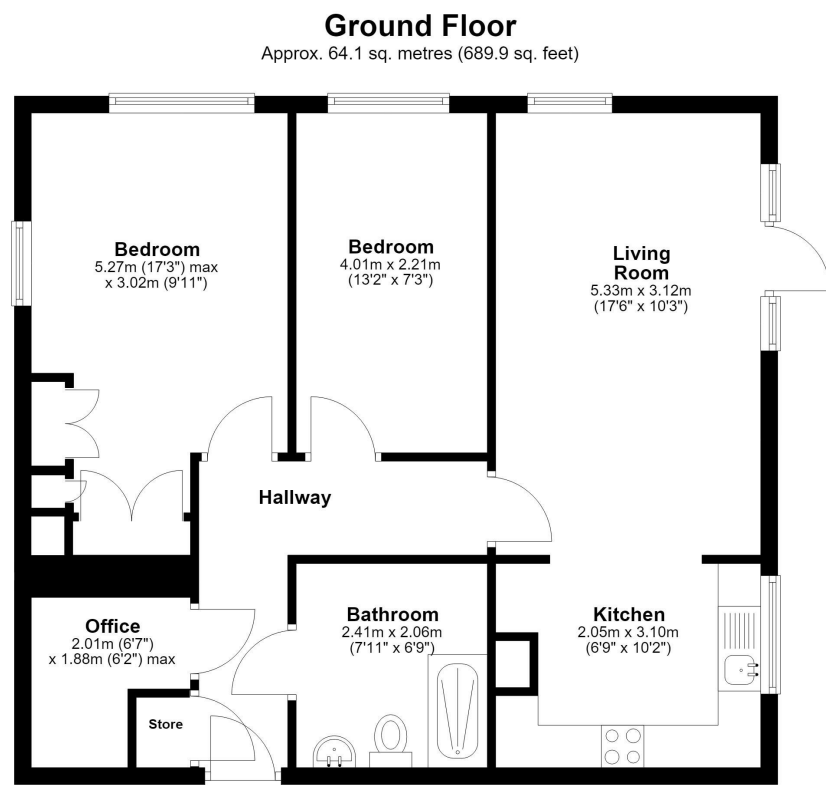




Total area: approx. 64.1 sq. metres (689.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Plan produced using PlanUp.

Westminster Court



Westminster Court, Cambridge Park

Asking Price £350,000 Leasehold

- Retirement apartment
- Two double bedrooms
- Direct access to communal gardens
- Part time on site manager
- Central Wanstead
- Ground floor
- Large storage cupboard
- 0.1 miles to Wanstead Underground Station

Westminster Court, Cambridge Park

Petty Son & Prestwich are delighted to offer this rarely available two double bedroom, ground floor retirement apartment, benefiting from direct access to the peaceful and well maintained communal gardens. Ideally situated in the heart of Wanstead.

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Council Tax Band: C



Westminster Court is a development exclusively for residents aged 55 and over, conveniently located just a short walk from Wanstead High Street and Wanstead Central Line Station, approximately 0.1 miles away. One of the standout features of this apartment is its fantastic position within the development.

The principal bedroom and spacious lounge/diner both enjoy delightful double-aspect views over the communal gardens, creating a wonderfully bright and peaceful living environment. The spacious lounge/diner is particularly impressive, with an abundance of natural light flooding in through the windows and patio doors. The patio doors provide direct access to the well-tended communal gardens, while the generous proportions of the room comfortably accommodate both a dining table and a lounge area. An archway leads through to the fully fitted kitchen.

There are two well-proportioned double bedrooms; the principal bedroom features an extensive range of fitted wardrobes and cupboards, whilst the second bedroom is also a double and is currently being used as a dining room. A shower room and a large storage room complete the accommodation. The storage room is currently used as a home office but offers an abundance of valuable storage space, particularly useful for those looking to downsize without compromising on belongings.

Westminster Court also offers a range of excellent communal facilities, including a part-time on-site manager, communal lounge, laundry facilities and a guest suite, available for visiting family members for an additional charge. An emergency 24-hour Careline system also provides additional reassurance and assistance outside of the manager's hours. The development benefits from communal and visitor parking and is conveniently positioned for a variety of local bus routes.

With its peaceful communal gardens, excellent facilities and highly convenient location close to Wanstead High Street and the Central Line, it is easy to see why Westminster Court remains so popular with its residents. The apartment is offered for sale with no onward chain.

Lease Information: 139 years from 1st June 1988 (100 years currently remain)
Service Charge: £4942 per annum (reviewed annually)
Ground Rent: £434.22 per annum
EPC Rating: TBC
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
17'6 x 10'3

Kitchen
6'9 x 10'2

Bedroom
17'3 x 9'11

Bedroom
13'2 x 7'3

Bathroom
7'11 x 6'9

Office
6'7 x 6'2