

# DURDEN & HUNT

INTERNATIONAL



## Nightingale Lane, Wanstead E11

Offers In Excess Of £199,995

- Chain Free
- Double Bedroom With Fitted Wardrobes
- Living Room
- Aged Over 60
- First Floor Retirement Apartment
- Communal Facilities
- Kitchen
- Excellent Location For Local Amenities And Transport
- Lift In Block
- Bathroom

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# Nightingale Lane, Wanstead E11

Chain Free - First Floor Retirement Apartment - Excellent Location For Local Amenities And Transport - Double Bedroom With Fitted Wardrobes - Communal Facilities - Lift In Block - First Floor - Living Room - Kitchen - Bathroom



Council Tax Band: C



Guide Price: £220,000 - £230,000

This first floor retirement apartment enjoys a convenient, easily accessible location within the block and is offered with no onward chain.

With a minimum age of 60, the property boasts a spacious living room, double bedroom with fitted wardrobes, good sized kitchen and bathroom.

The development further benefits from a communal lounge, an on-site laundry, lift, well maintained landscaped gardens and a guest room. We are advised there is residents and visitor parking, including on street permit parking.

Westleigh Court is located with almost immediate access to Wanstead High Street, with its shops, welcoming restaurants and current monthly market. It has excellent transport links including local bus routes and Snaresbrook and Wanstead Central Line Station.

Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied

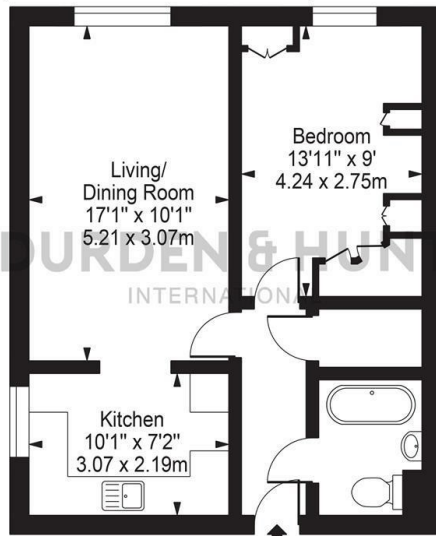
was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances.

Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.





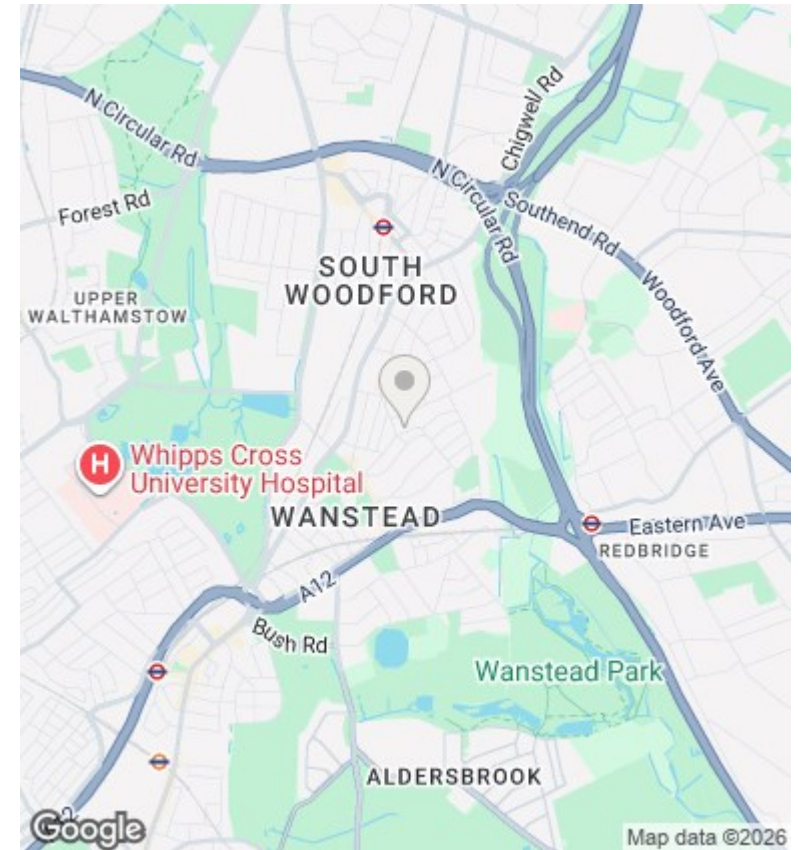
Westleigh Court  
 Approx. Gross Internal Area 497 Sq Ft - 46.15 Sq M



First 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.



## Viewings

Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>52</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	