



**CHURCHILL**  
estates



# Trent Court, Wanstead

Guide Price £425,000

Tenure : Leasehold

Floor Area : 785.00 sq ft

Local Authority : Redbridge

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 1

## 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>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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	



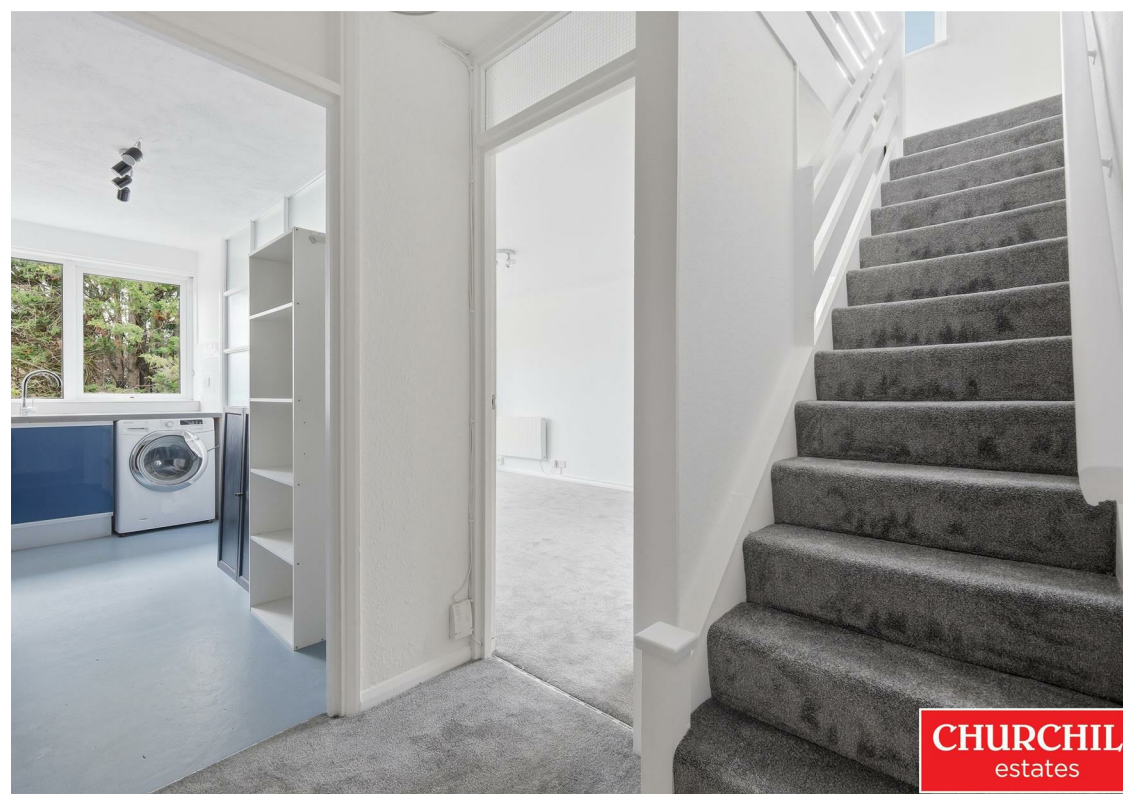
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\*\* Guide price £425,000 - £435,000 - No chain -  
Available to view by appointment \*\*

Churchill Estates are delighted to present on a chain free basis this well proportioned split-level apartment, set across the second and third floors of this purpose built development.

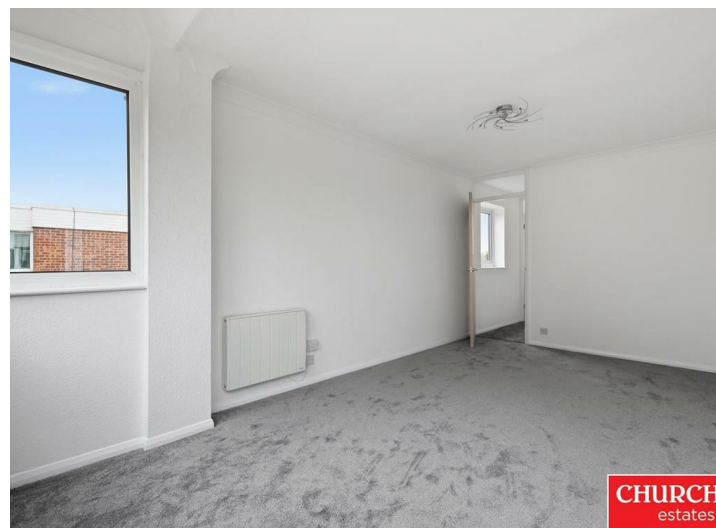
The lower level comprises a generous living area perfect for both relaxing and entertaining, alongside a bright and well appointed kitchen with ample cupboard and worktop space. To the upper level there are two spacious double bedrooms with the main bedroom benefiting from fitted wardrobes, while the second bedroom offers additional built-in storage. A modern three piece bathroom suite completes the accommodation. The property has also been enhanced with newly fitted carpets throughout and recently installed windows.

Further benefits include communal off street parking, a private garage en bloc, entry phone system, well maintained communal grounds to both the front and rear and a long lease in excess of 950 years.

The property is just moments from Wanstead High Street (0.2 miles), enjoying easy access to a wide range of popular shops, cafes and local amenities. You are also located within close proximity to both Wanstead (0.5 miles) and Snaresbrook (0.2 miles) Central Line stations, providing excellent transport links into Central London.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.

Council Tax band C  
Lease Term Remaining: 950 years  
Service Charge: £2,075 per annum  
Ground Rent: £44 per annum







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- Guide price £425,000 - £435,000
- Two double bedroom
- Lease in excess of 950 years
- Located on the second & third floor
- Entry phone system
- Being sold with no onward chain
- Split level apartment
- Well tended communal grounds
- Garage en bloc
- Close proximity to both Wanstead (0.5 miles) & Sharnbrook (0.2 miles) stations





## Second Floor

Approx. 34.0 sq. metres (365.9 sq. feet)



## Third Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



Total area: approx. 72.6 sq. metres (781.1 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. □

Trent Court

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To view call **020 8989 0011**

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