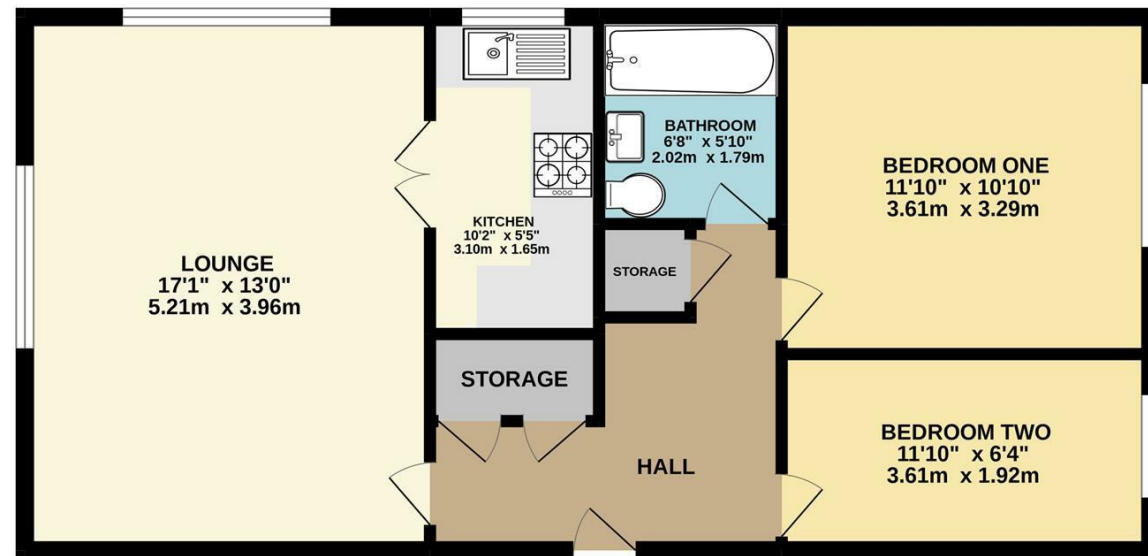


Available start of July 2023 | Two Bedrooms | Unfurnished | First Floor | Secure Entry Phone System | Allocated Parking Space | Double Glazed | Electric Heating



GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Cedar Court, Wanstead, E11 2HQ

£1,700 Per Calendar Month

Energy Efficiency Rating	
Current	Potential
80	85

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



Redbridge Council Band C
EPC Band C
12 Month Contract
5 Week Deposit £1788.00

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



To view call **020 8989 0011**
Email wanstead@wearechurchills.co.uk

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Churchill Estates are delighted to offer this bright and spacious two double bedroom apartment, located on the first floor of this sought after purpose built development a stone's throw away from Wanstead High Street (0.1 miles).

This well proportioned property comprises a substantial dual aspect living area, separate fitted kitchen, two generous double bedrooms and a large three piece bathroom suite.

Further benefitting from one allocated parking space, secure entry phone system, double glazing, lovingly cared for communal gardens and immaculately maintained communal areas makes this property ideal for those wishing to settle in the heart of Wanstead village.

For more information or to arrange an appointment to view please contact the office on 0208 989 0011

