



Highstone Court, New Wanstead, Wanstead

Asking Price £390,000 Leasehold

- Two bedroom apartment
- Central location
- Residents parking
- First floor
- 0.3 miles to Snaresbrook underground station
- Chain free

Petty Son & Prestwich are delighted to present this spacious two-bedroom purpose-built apartment, ideally positioned within a popular development and offered with a share of the freehold and no onward chain.

Perfectly suited to commuters, the property enjoys an excellent location close to the A12 and within easy walking distance of Snaresbrook (0.3 miles), Wanstead (0.5 miles) and Leytonstone (0.8 miles) Central Line stations. Residents can also enjoy the open green spaces of Epping Forest and nearby parks, ideal for walking, cycling and outdoor leisure.

Wanstead High Street, just 0.2 miles away, offers an excellent selection of restaurants, cafés, bars and independent boutiques.

Situated on the first floor, the apartment offers generous accommodation throughout, including a bright and spacious lounge/dining room, two well-proportioned bedrooms, a large kitchen with ample storage and a fitted bathroom finished with contemporary light grey tiling.

Residents also benefit from parking facilities. While the property would benefit from some cosmetic updating, it presents an exciting opportunity for buyers to modernise and create a home tailored to their own taste and style.

Offered chain free, this is an excellent opportunity for first-time buyers, downsizers or investors alike.

Service Charge: £2124 per annum (reviewed annually)

Ground Rent: N/A

EPC Rating: C78

Council Tax Band: C

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room

12'6" x 15'5"

Kitchen

9'1" x 9'9"

Bedroom

11'11" x 11'7"

Bedroom

12'11" x 11'3"

First Floor

Approx. 65.4 sq. metres (704.0 sq. feet)



Total area: approx. 65.4 sq. metres (704.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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