



CHURCHILL
estates

Westleigh Court, Nightingale Lane, Wanstead

£220,000

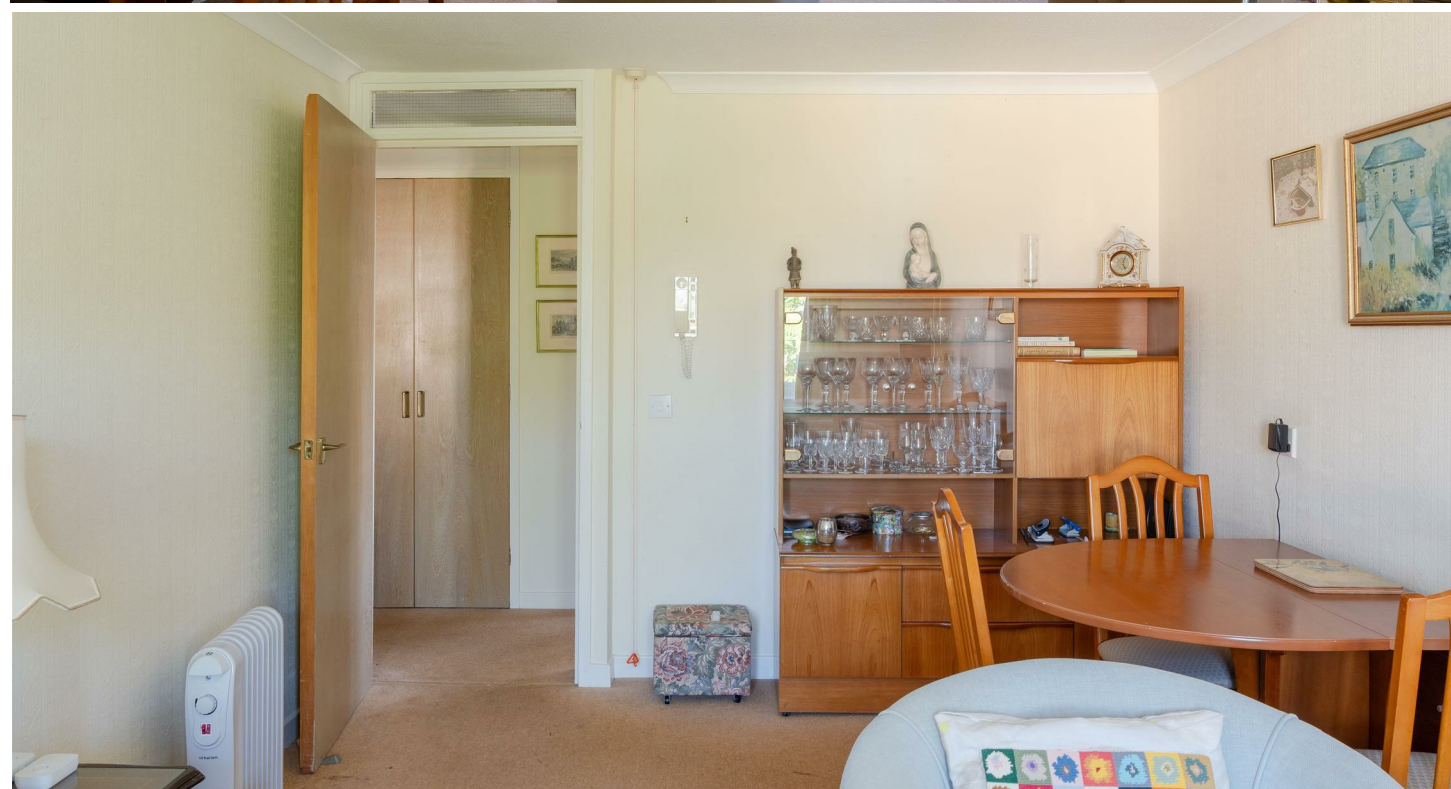
Bedrooms: 1 | Receptions: 1 | Bathrooms: 1

Tenure: Leasehold

Floor Area: 517.00 sq ft

Local Authority: Redbridge

Council Tax Band: C



- Central Location
- Retirement Development
- One Double Bedroom
- Second Floor Apartment
- Three-Piece Shower Room
- Lift Service
- Helpful On-Site Manager
- Entry Phone System
- Available For Residents Age 60 & Above
- Located Moments From Wanstead High Street



**** Chain free – Available to view immediately by appointment ****

Churchill Estates are delighted to present this well-appointed second-floor, one bedroom retirement apartment located within the sought-after and centrally situated Westleigh Court on Nightingale Lane.

This bright and airy property is nestled just moments from Wanstead High Street, placing a wealth of local amenities including numerous independent shops, cafes, restaurants and transport links right on your doorstep.

The apartment comprises a fitted kitchen with ample base and wall units leading to a spacious lounge/dining room, generous double bedroom with built in wardrobes, three-piece shower room and entrance hall offering a generous amount of useful storage cupboards.

Available exclusively for residents age 60 and above, Westleigh Court is a warden assisted development which benefits from having a helpful on-site manager, communal residents lounge, entry phone system, laundry room and a well-maintained communal garden.

Please contact the office for further details or to arrange an appointment to view.

Lease Remaining: 87 years
Service Charge: £3,416.28 Per Annum

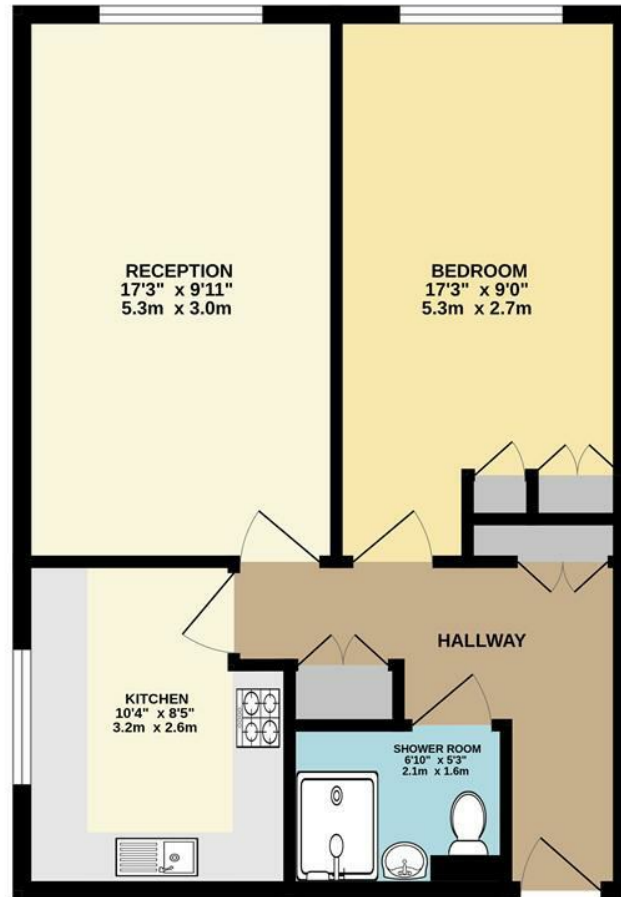








SECOND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 517sq.ft. (48.0 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Email wanstead@wearechurchills.co.uk

To view call **020 8989 0011**

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