



CHURCHILL
estates

Cedar Court, Wanstead

Offers In Excess Of
£385,000

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Tenure : Leasehold

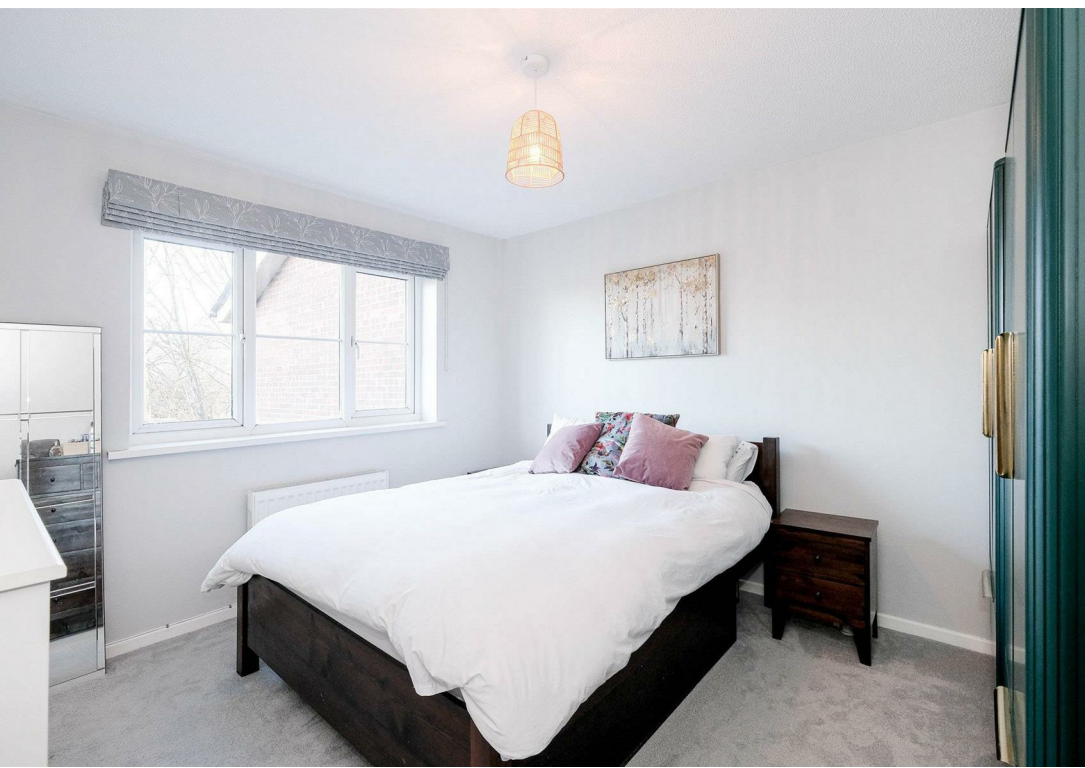
Floor Area : 506.00 sq ft

Local Authority : Redbridge

Council Tax Band : C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Churchill Estates are pleased to present this beautifully appointed top floor apartment set within a well maintained, self-managed purpose built development on the highly sought after Grosvenor Road.

A particular advantage is that the block is resident run with the owner also being a director of the management company, offering greater control over maintenance, costs and the overall standard of the building. The property has recently undergone full refurbishment offering a modern and well presented finish throughout, with an abundance of natural daylight in every room creating a bright and welcoming feel.

This wonderful home offers generous and well balanced accommodation, featuring a spacious living area which comfortably accommodates both relaxing and working from home. Flowing into a modern fitted kitchen complete with integrated appliances, ample worktop space and an excellent range of wall and base units. There is a stylish fully tiled three piece bathroom suite and a large double bedroom benefiting from built in wardrobe space. Additional storage is provided via multiple cupboards throughout the apartment, along with loft access for further practicality.

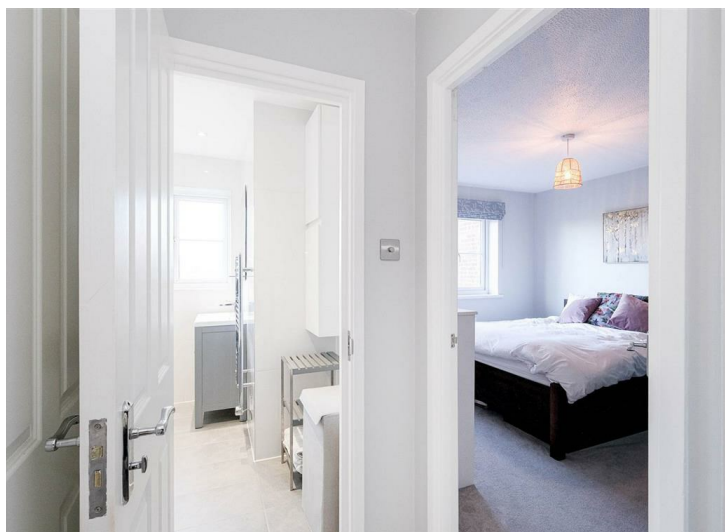
Positioned within a very quiet and peaceful block, the property also benefits from allocated off-street parking within a private residents' car park, well maintained communal areas and access to attractive communal gardens with seating, ideal for enjoying outdoor space.

Further benefits include a newly extended lease with approximately 173 years remaining, a secure entry phone system and double glazing throughout.

The property is ideally located just moments from Wanstead High Street offering a wide selection of shops, cafes, restaurants and bars. It is also within easy reach of both Wanstead (0.4 miles) and Snaresbrook (0.3 miles) Central Line stations providing excellent transport links into Central London.

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

Lease Term Remaining: 173 years
Service Charge: £1200 per annum (self-managed by the residents, with the owner also a director of the management company — helping to keep costs controlled and standards consistently high)
Ground Rent: £30 per annum





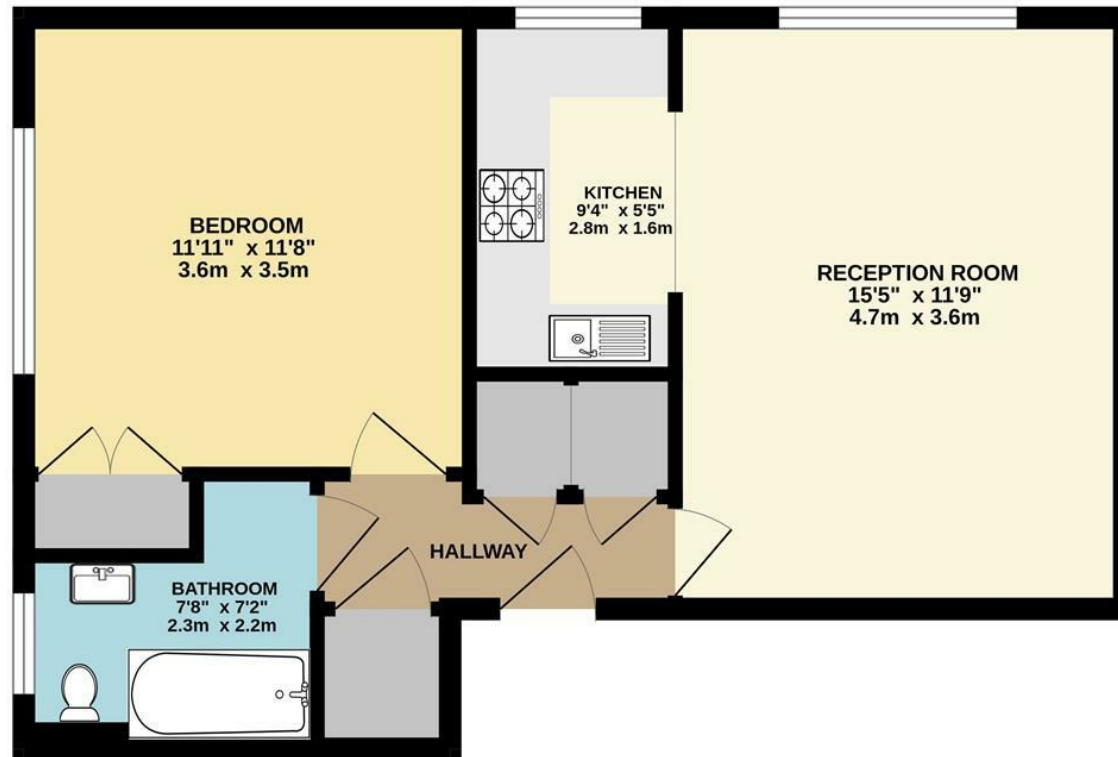


- One double bedroom top floor apartment
- Newly extended lease of 173 years remaining
- Stylish fully tiled bathroom
- Allocated parking space and Entry phone system
- Well tended communal grounds
- The property has recently undergone full refurbishment
- Contemporary fitted kitchen
- Self managed by the residents helping to keep costs controlled & standards high
- Additional storage via multiple cupboards throughout along with loft access
- Council Tax band C





506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 506sq.ft. (47.0 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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To view call **020 8989 0011**

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