



CHURCHILL
estates



Heath Court, Wanstead

Offers In Excess Of
£425,000

Tenure : Leasehold - Share of Freehold

Floor Area : 710.00 sq ft

Local Authority : Redbridge

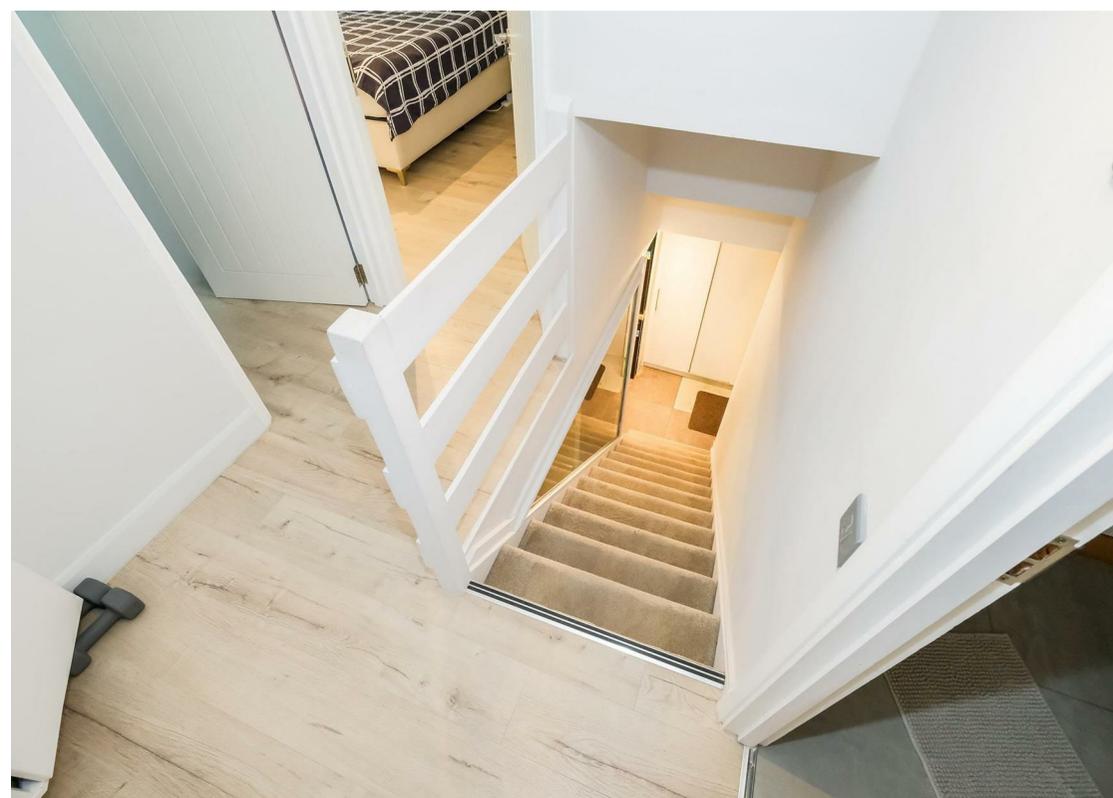
Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 1

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



**** No chain - Available to view immediately by appointment ****

Set within a well-maintained development just 0.4 miles from Snaresbrook Central Line Station, this beautifully presented two bedroom split-level apartment offers a fantastic opportunity for first-time buyers or investors and is offered with the added benefit of no onward chain.

Conveniently located for transport and local amenities, this home combines style, comfort and practicality in a sought-after area.

Positioned on the second floor, the property features a bright and airy interior with an excellent sense of light throughout. Finished to a high standard, the accommodation includes a generous lounge/diner, two good size bedrooms, stylish fully tiled shower room and a contemporary fitted kitchen complete with integrated appliances, perfect for modern living.

The living space is enhanced by double glazing throughout, ensuring energy efficiency and comfort all year round. Additional benefits include secure barrier parking for residents and access to a well-maintained communal garden, offering outdoor space without the upkeep.

This apartment boast a long lease of approximately 984 years remaining and a Share of the Freehold, providing peace of mind and a secure long-term investment.

For further information or an appointment to view, please contact the office at your convenience.

Council Tax band C
Lease Remaining: 984 years
Service Charge: £2,077.08 Per Annum



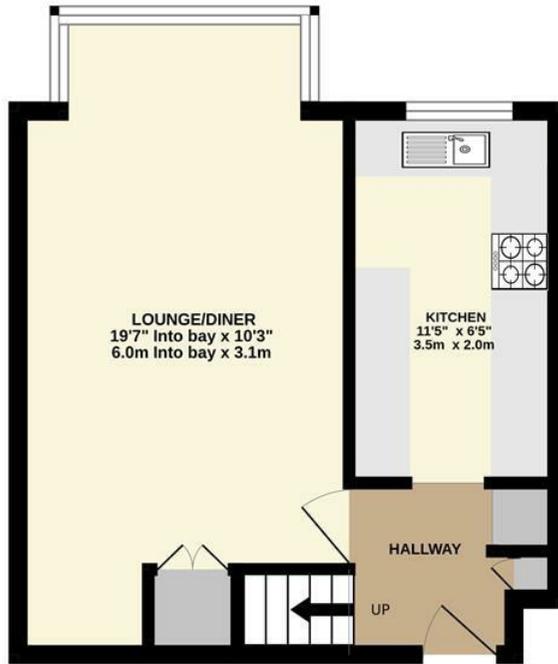




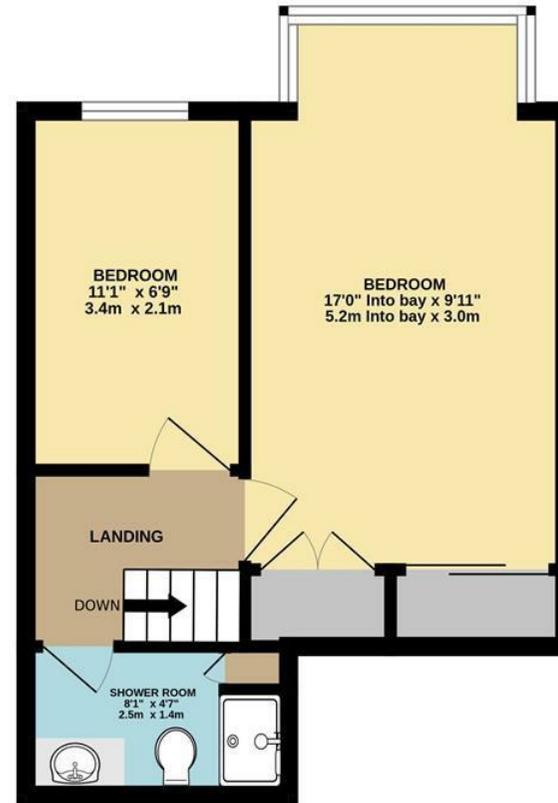
- Chain free
- Second floor split level apartment
- Share of Freehold
- Stylish fully tiled shower room
- Double glazing throughout
- Two bedrooms
- Long lease of 984 years remaining
- Contemporary fitted kitchen with integrated appliances
- Secure communal residents parking
- Within 0.4 miles of Snaresbrook Central Line station



SECOND FLOOR



THIRD FLOOR



TOTAL FLOOR AREA: 710sq.ft. (66.0 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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