



CHURCHILL
estates

Westleigh Court, Wanstead

£165,000

Tenure : Leasehold

Floor Area : 484.00 sq ft

Local Authority : Redbridge

Council Tax Band : C

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Situated on the second floor of this popular retirement development, Churchill estates are delighted to offer for sale this bright and spacious one double bedroom apartment exclusively available to residents aged 60 years.

This property comprises a generous size lounge / dining room with views overlooking the well maintained communal gardens, fitted kitchen, one double bedroom with fitted wardrobes, three piece bathroom and a generously sized storage cupboard situated in the hallway.

This warden assisted development offers many facilities including a helpful on site resident manager, emergency 24 hour Careline system for out of hour assistance, guest suite which can be booked for visiting family members, spacious communal lounge, laundry room and is perfectly located within very close proximity to Wanstead High Street (302 ft).

For further information or to arrange a viewing please contact the office.

Council Tax band C
Lease remaining - 87 years
Service charge - £3,416.28 per annum







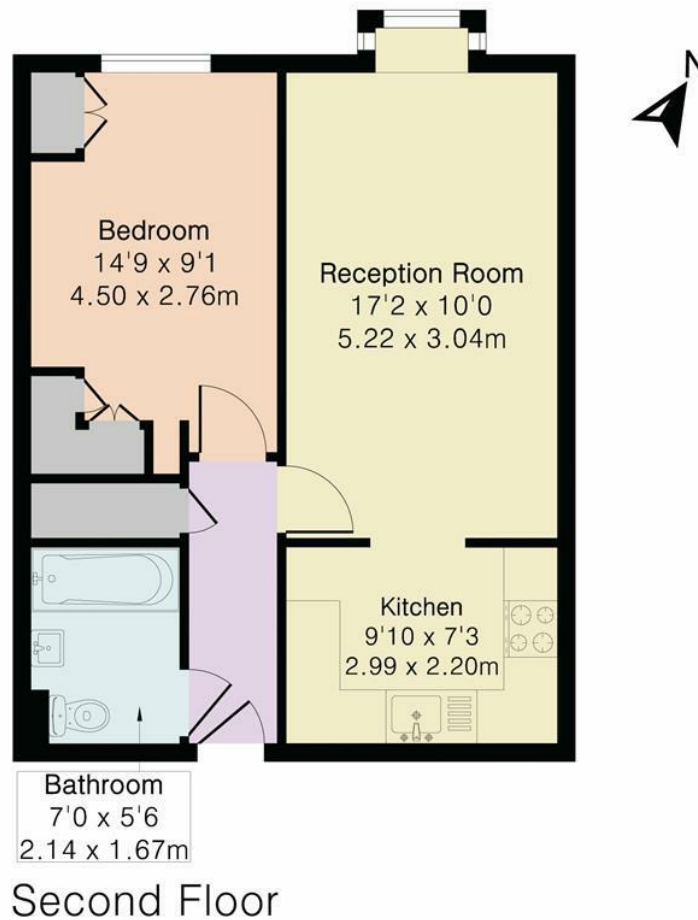
- Retirement development
- Second floor apartment
- One double bedroom
- Emergency 24 hour Careline system
- Well maintained communal garden
- Chain free
- Available for residents aged 60 & above
- Helpful manager
- Communal residents lounge & laundry room
- Very close proximity to Wanstead High Street





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Approximate Gross Internal Area 483 sq ft - 45 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Email wanstead@wearechurchills.co.uk

To view call **020 8989 0011**

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