



CHURCHILL
estates

Westleigh Court, Wanstead

£165,000

Bedrooms: 1 | **Receptions:** 1 | **Bathrooms:** 1

Tenure: Leasehold

Floor Area: 484.00 sq ft

Local Authority: Redbridge

Council Tax Band: C



- Retirement Development For Residents Aged 60 & Over
- Chain Free
- Second Floor Apartment
- Available For Residents Aged 60 & Above
- One Double Bedroom
- Helpful Manager
- Emergency 24 Hour Careline System
- Communal Residents Lounge & Laundry Room
- Well Maintained Communal Garden
- Very Close Proximity To Wanstead High Street



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

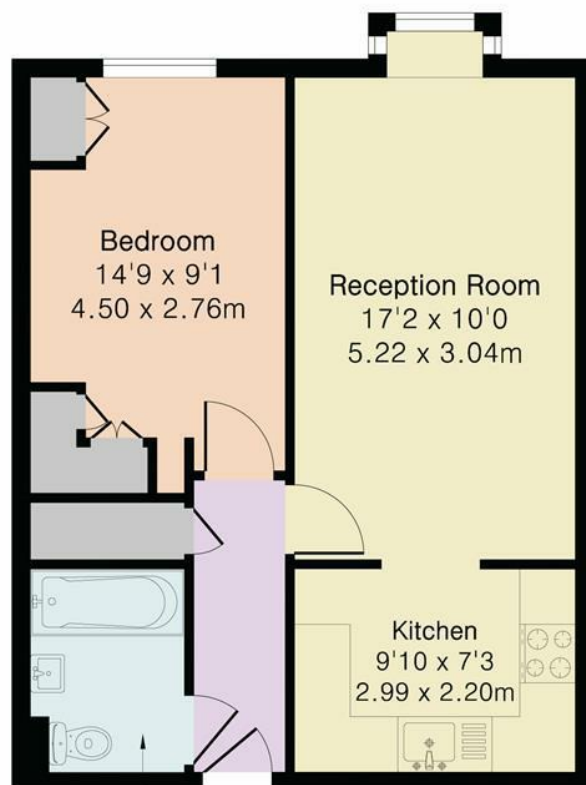








Approximate Gross Internal Area 483 sq ft - 45 sq m



Bathroom
7'0 x 5'6
2.14 x 1.67m
Second Floor



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	53	
(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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