



CHURCHILL
estates

Ennerdale Court, Wanstead

£215,000

Bedrooms: 1 | Receptions: 1 | Bathrooms: 1

Tenure: Leasehold

Floor Area: 542.80 sq ft

Local Authority: Redbridge

Council Tax Band: B



- Immaculate One Double Bedroom Ground Floor Apartment
- Exclusive Development for Residents Aged 55 and Over
- Highly Sought-After Position Just Off The Main Entrance
- Direct Access Onto Beautifully Maintained Communal Gardens
- Spacious Lounge/Dining Room With Private Patio Area
- Fitted Kitchen & Generous Double Bedroom With Fitted Wardrobes
- Modern Bathroom With Walk-In Shower
- Residents Lounge, Laundry Room & Guest Rooms
- Resident Manager On Site Monday-Friday, Plus 24-Hour Care Line
- Convenient For Local Bus Routes, Wanstead High Street & Wanstead Central Line Station



Churchill Estates are pleased to offer for sale this immaculate one double bedroom ground floor apartment situated within the ever-popular Ennerdale Court, an exclusive development for residents aged 55 and over.

The apartment is ideally positioned just off the main entrance making it a particularly sought-after location within the development. The property is beautifully presented throughout and offers well-planned accommodation comprising an entrance hall with two large storage cupboards, a well-fitted kitchen and a spacious lounge/dining room. The lounge benefits from direct access to a private patio area, providing a lovely connection to the communal gardens. There is also a generous double bedroom with fitted wardrobes and a modern bathroom featuring a walk-in shower.

Ennerdale Court offers a range of excellent communal facilities, including a residents' lounge, attractive communal gardens, laundry room, guest rooms and ample residents' parking. A resident manager is based on site Monday to Friday from 9am to 5pm, while outside of these hours residents have access to a 24-hour intercom care line system when required.

The development is conveniently positioned just off Cambridge Road with local bus services running nearby and providing easy access to Wanstead High Street and the surrounding areas. Wanstead Underground Station is approximately 0.4 miles away with Snaresbrook and Leytonstone Underground Stations also within easy reach. The property is also ideally located for the shops, cafes and amenities which are easily accessible from the development.

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



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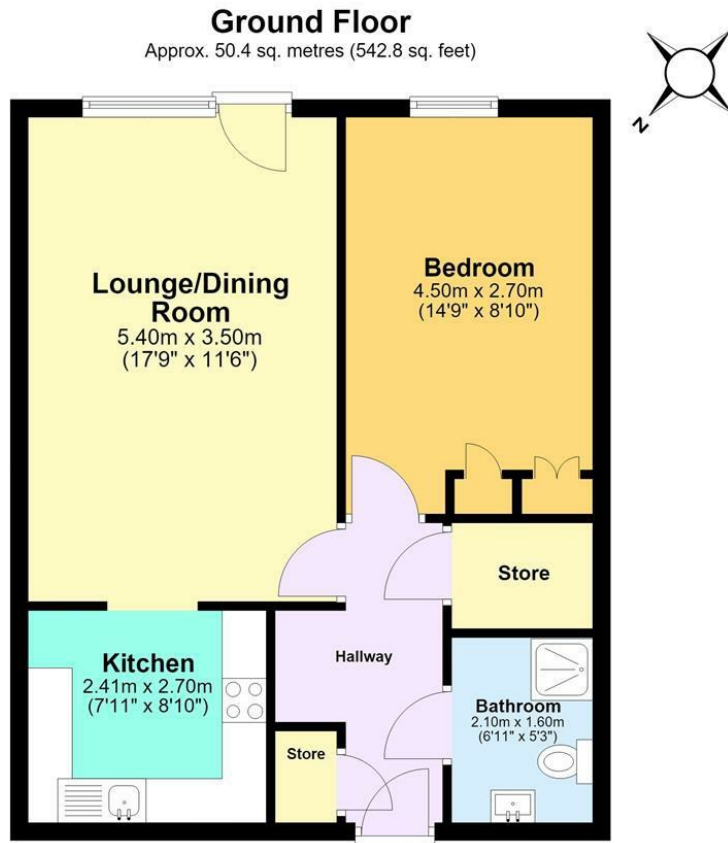


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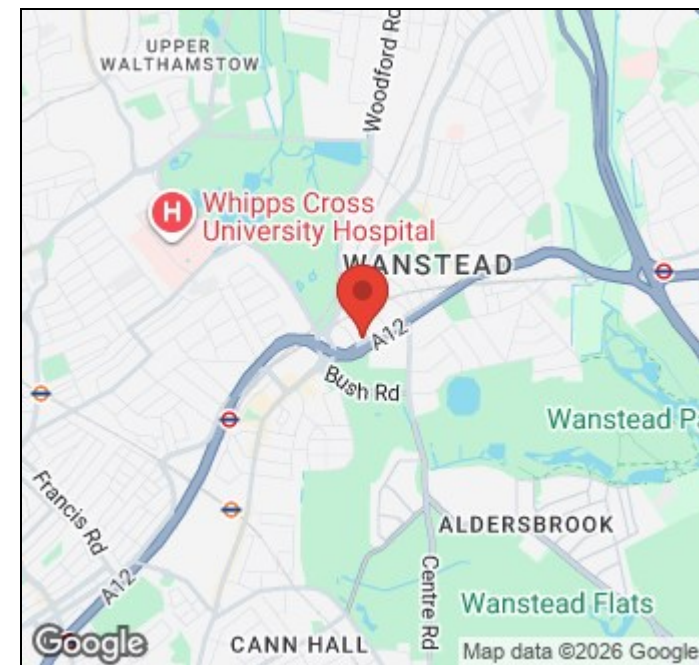
Total area: approx. 50.4 sq. metres (542.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(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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