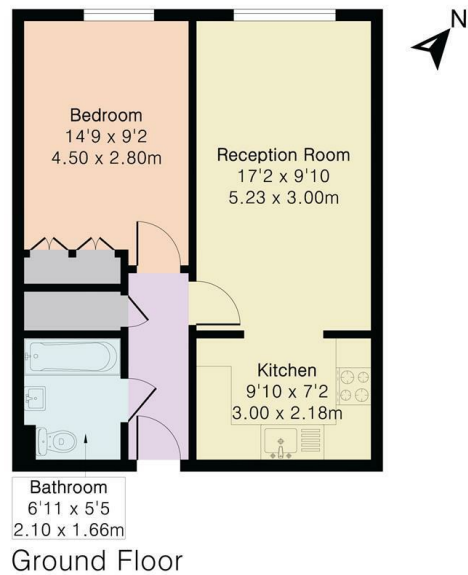


Approximate Gross Internal Area 481 sq ft - 45 sq m



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.

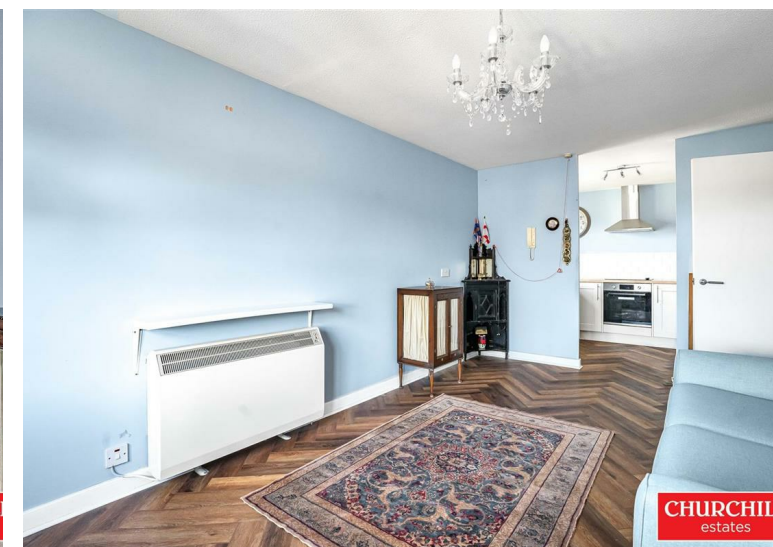


Council: Redbridge | Council Tax Band: C | Floor Area: 481.00 sq ft



Westleigh Court, Wanstead, E11 2XA
Guide Price £185,000 Leasehold

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8989 0011**

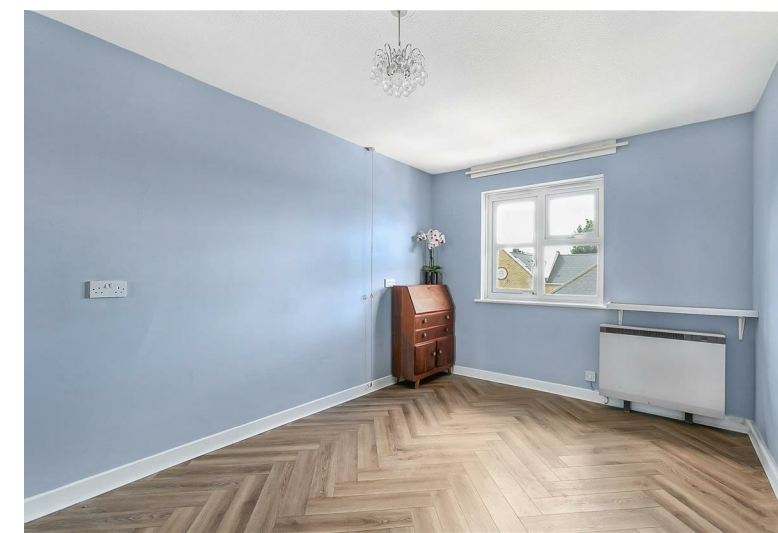
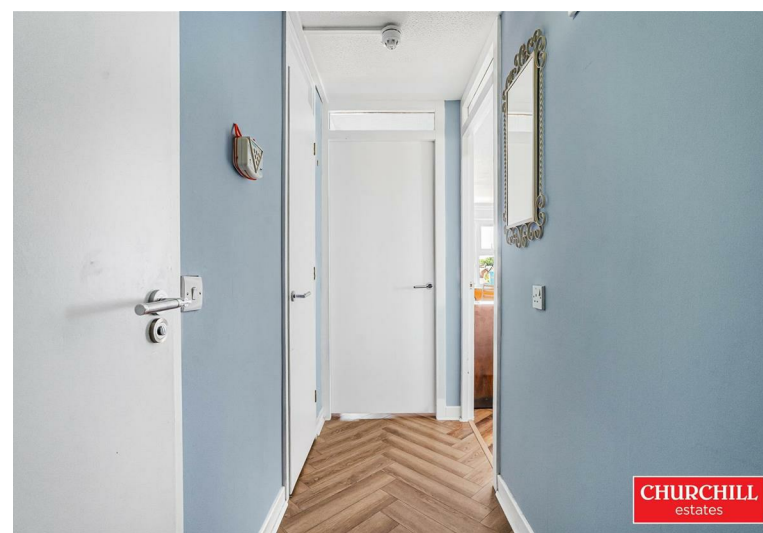
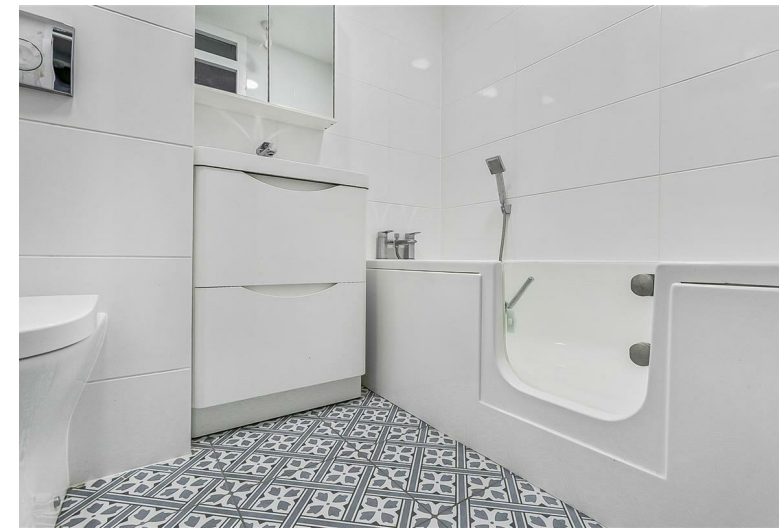
Email: **wanstead@wearechurchills.co.uk**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



Guide Price £185,000 - £195,000

Churchill Estates are delighted to present this beautiful and exceptionally bright one bedroom retirement apartment offered to the market chain free within this sought after purpose-built development in the heart of Wanstead Village.

Being located on the second floor the property features a generous lounge/dining room perfect for relaxing or entertaining, a well-appointed fitted kitchen with ample storage, spacious double bedroom with fitted wardrobes, a modern three piece bathroom suite and excellent storage facilities throughout.

Exclusively available to residents aged 60 and over the development benefits from an on-site manager, lift access, secure entry phone system, communal lounge, laundry facilities and beautifully maintained communal gardens.

Ideally located just moments from Wanstead High Street and its excellent selection of shops, cafes and local amenities the property is also within walking distance of both Wanstead (0.3 miles) and Snaresbrook Central Line Stations (0.3 miles) providing convenient transport links into the City and West End.

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

