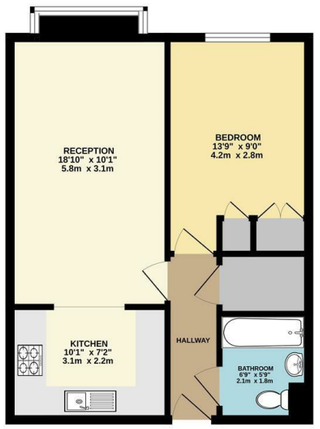
SECOND FLOOR



TOTAL FLOOR AREA : 484sq.ft. (45.0 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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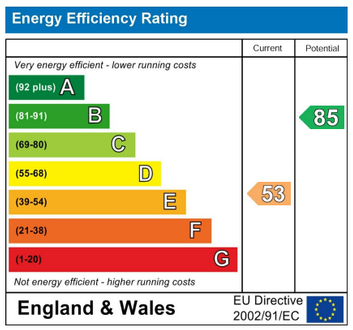
Council: Redbridge | Council Tax Band: C | Floor Area: 484.00 sq ft



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.

CHURCHILL estates

CHURCHILL estates

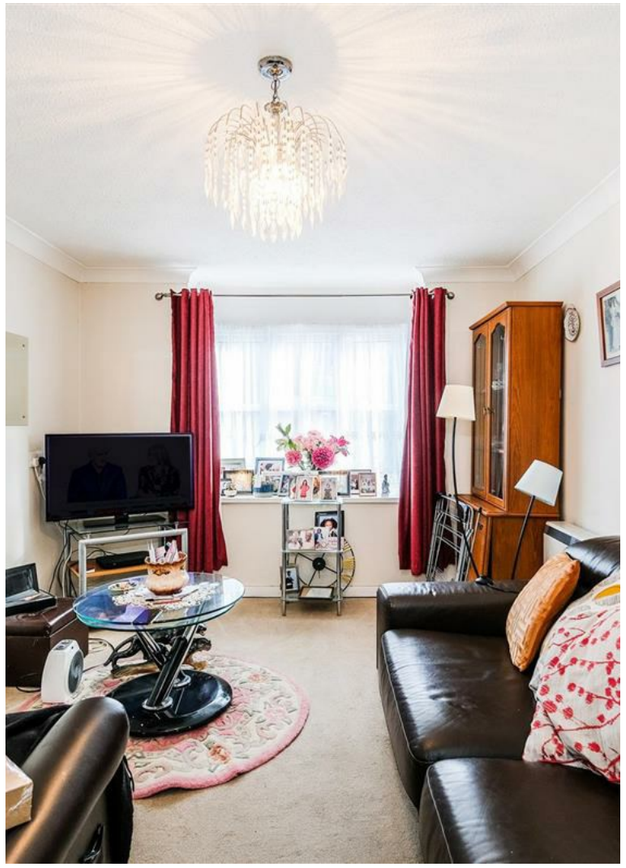
Nightingale Lane, Wanstead, E11 2XA

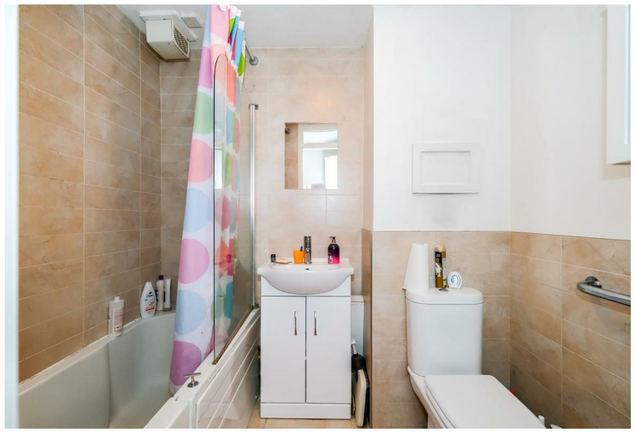
£185,000 Leasehold

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

Request a Viewing: **020 8989 0011**

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





** Chain free - Available to view by appointment only **

Churchill estates are pleased to offer for sale, this bright and spacious one double bedroom retirement apartment located on the second floor of this purpose built development. Nestled in the heart of Wanstead and ideally positioned for all the popular local amenities including a short walk to both Snaresbrook (0.3 miles) and Wanstead Central line stations (0.4 miles).

The property comprises a bright and spacious living room, modern fitted kitchen, generous double bedroom with built in wardrobes, three-piece bathroom and a generous storage cupboard in the hallway.

Available exclusively for residents aged 60 and above, Westleigh Court is a warden assisted development which benefits from having a helpful on-site manager, communal lounge along with kitchen where residents can socialize and enjoy a sense of community, laundry room, lift service, entry phone security and a well tended communal garden. This development also benefits from a 24-hour emergency Careline system should it be required, double glazing through and communal parking to the rear.

With its excellent location close to local shops, cafés and transport links, this property provides the ideal setting for a relaxed and independent retirement.

Please contact the office for further details or to arrange an appointment to view.

Service charge: £3,416.28
Lease: 88 years