



CHURCHILL
estates



Cambridge Park, London

£240,000

Tenure : Leasehold

Floor Area : 457.00 sq ft

Local Authority : Redbridge

Council Tax Band : B

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 | | 84 |
| (69-80) C | 77 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Churchill Estates are delighted to present this bright and spacious one bedroom apartment, set on the first floor of this highly regarded retirement development.

Exclusively available to those aged 60 and above, the property is offered with no onward chain and benefits from a highly convenient position directly opposite the lift. Being a corner apartment it enjoys a brighter aspect than many others within the building, with dual-aspect windows ensuring that the entire property is filled with natural light due to the inclusion of a window in each room.

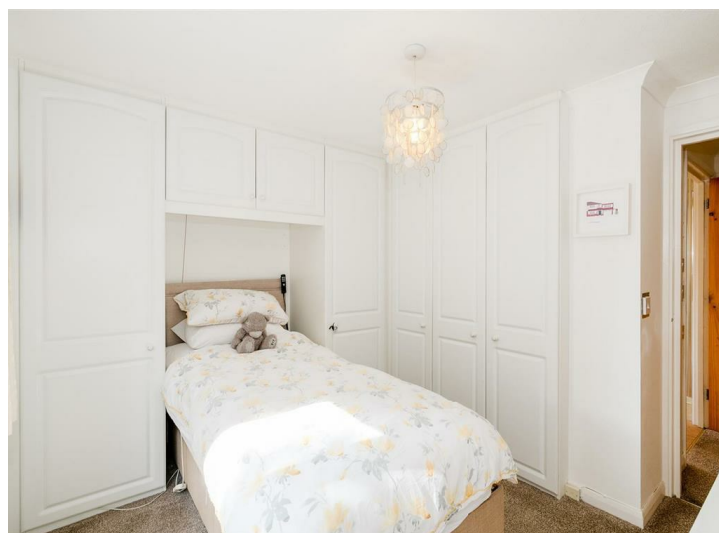
The accommodation comprises a spacious lounge/dining room leading to a well equipped fitted kitchen with integrated appliances and ample worktop space. A large double bedroom with built-in wardrobes, a generously sized bathroom fitted with a toilet, wash hand basin and shower offering a comfortable and practical space that is easy to maintain. And a substantial storage cupboard in the hallway.

Residents benefit from a wide range of on-site facilities including a resident manager, 24-hour Careline system, lift service, entry phone security, guest suite for visiting family members, communal lounge, beautifully maintained gardens and laundry room.

The property is just a 3-5 minute walk (approx. 0.2 miles) to Wanstead Underground Station (Central Line), offering fast and direct services into central London, while Snaresbrook Station (Central Line) is also within easy reach at around 10 minutes on foot (approx. 0.5 miles). Several bus routes operate locally, with stops only a few minutes from the property, including the 66, 145, 308, W12, W13 and night service N55 providing excellent connections to Leytonstone, Stratford, Ilford, Romford, Woodford and Central London.

For further details or to arrange a viewing please contact the office at your earliest convenience to avoid disappointment.

Service charge: £3790pa
Ground rent: £365 pa
Lease: 102 years





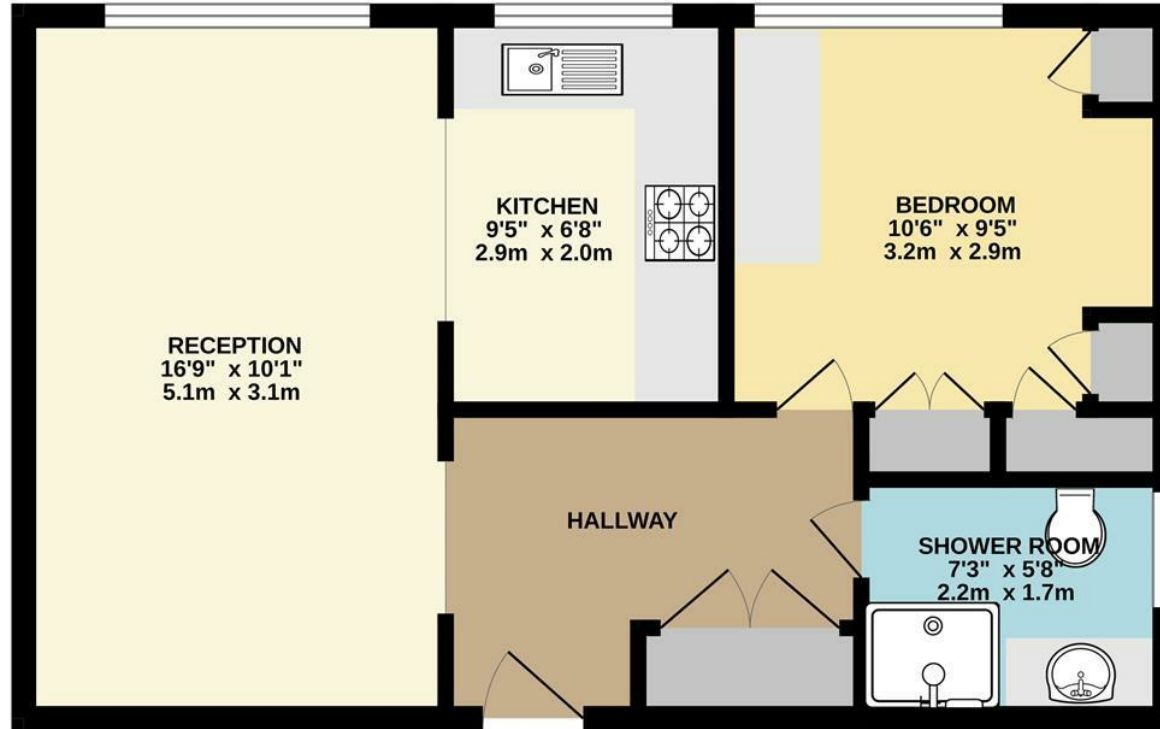


- Chain free
- Popular retirement development
- Lift service
- Close proximity to Wanstead High Street (0.1 miles)
- Emergency 24 hour careline system
- One bedroom apartment
- Exclusively available to those aged 60 years & above
- Helpful resident manager
- Beautiful communal gardens
- Long lease in excess of 100 years





FIRST FLOOR



TOTAL FLOOR AREA: 457 sq.ft. (42.5 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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To view call **020 8989 0011**

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