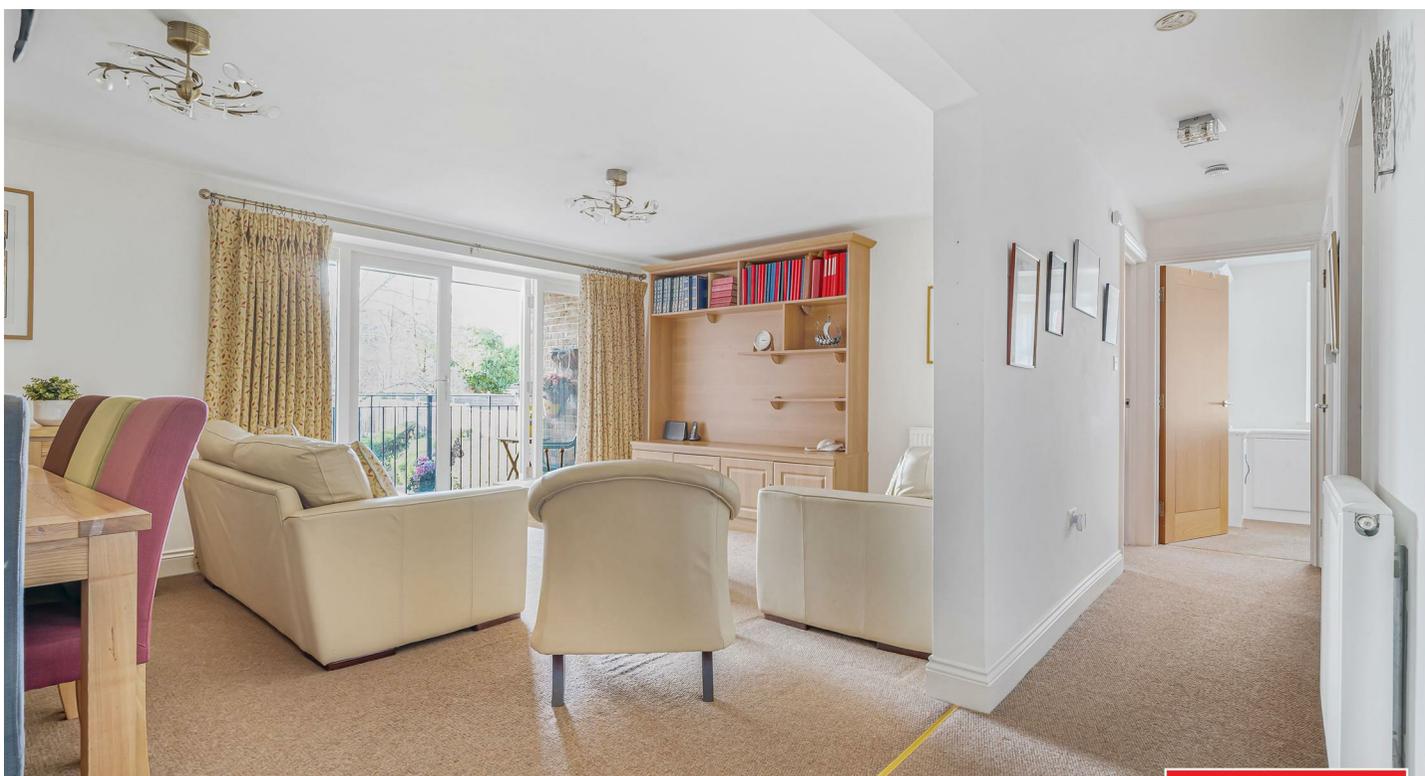




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# Roca Court, Wanstead

£550,000

Tenure : Leasehold - Share of Freehold

Floor Area : 645.84 sq ft

Local Authority : Redbridge

Council Tax Band : D

Bedrooms : 2

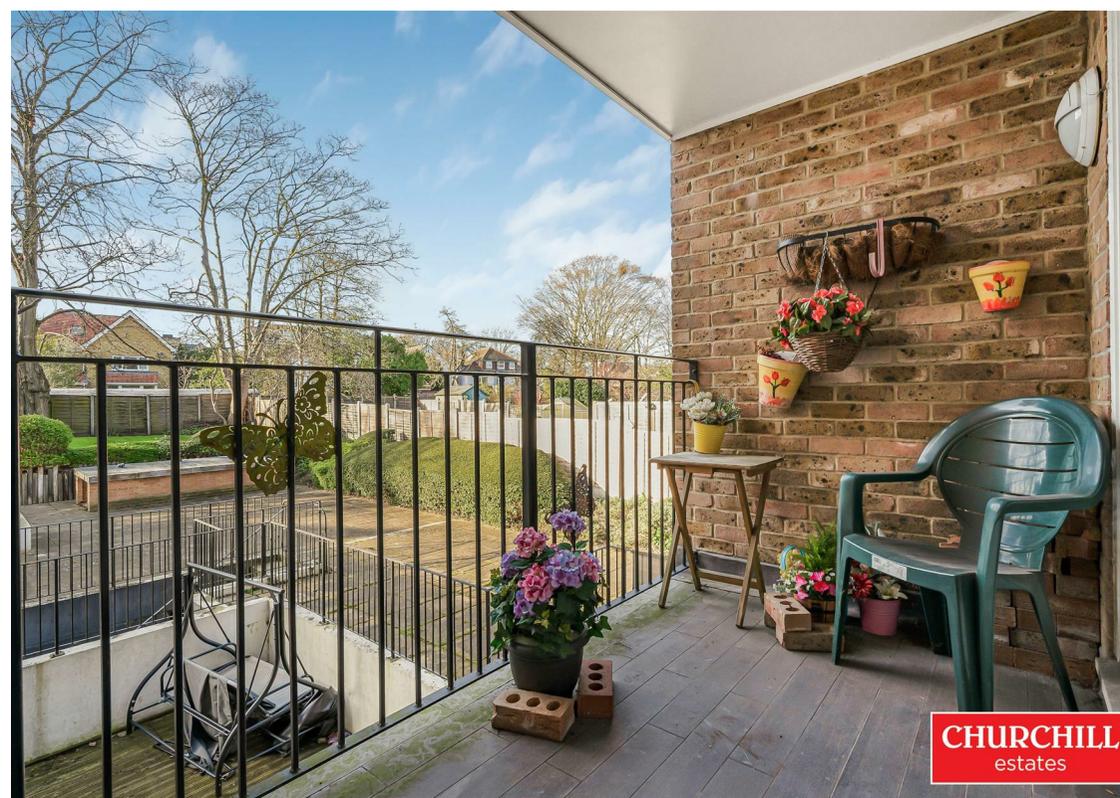
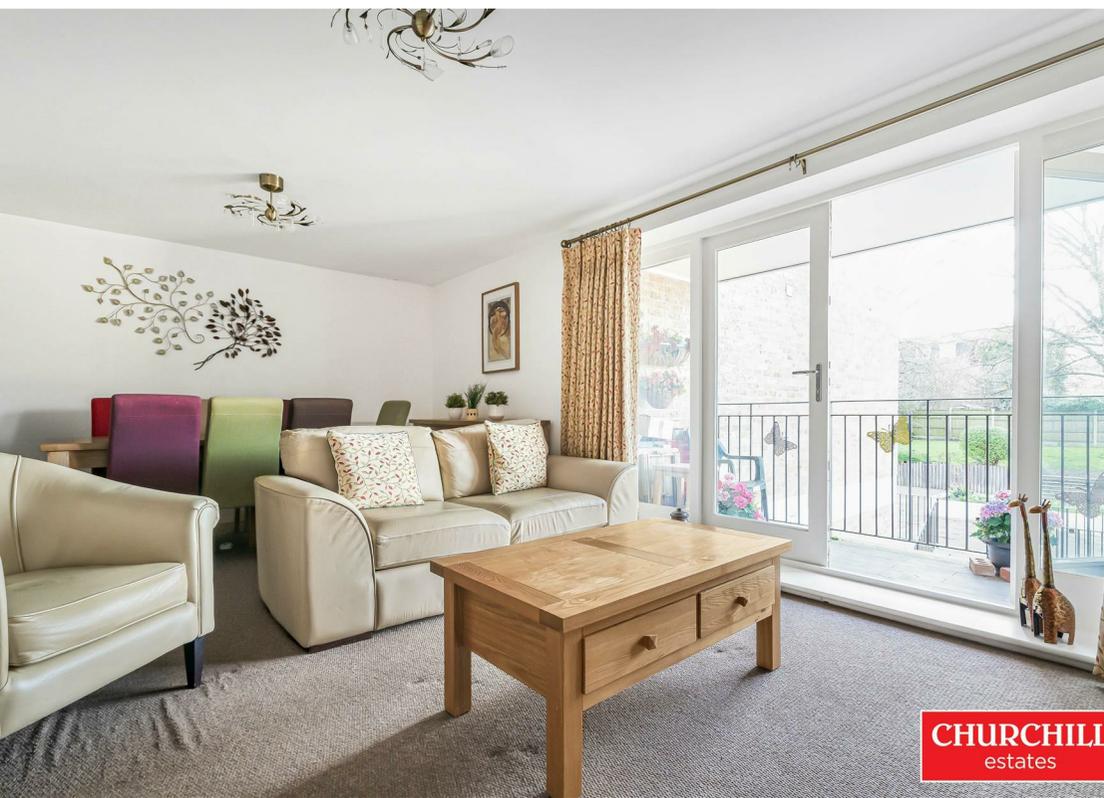
Receptions : 1

Bathrooms : 2



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Churchill Estates are pleased to bring to market this beautifully presented two double bedroom first floor apartment in one of Wanstead's most popular developments – offered for sale with no onward chain.

Set within a private gated development this spacious apartment benefits from an extremely secure and tranquil setting making it ideal for those looking for peace of mind alongside convenience and connectivity. The property enjoys excellent natural light and comprises a large living/dining room with direct access to a west facing balcony overlooking the well maintained communal gardens – the perfect spot to relax and enjoy the afternoon and evening sun.

Off the living/dining room is a fitted kitchen practical and functional for everyday use. Both bedrooms are generous doubles offering comfortable accommodation with the main room comprising a en-suite shower room and the apartment is completed by a well appointed three piece bathroom suite.

Further benefits include a share of freehold with 989 years remaining, gated underground allocated parking, lift service, entry phone security and beautifully maintained communal gardens all contributing to a safe and inviting environment.

The location is highly desirable within close proximity to Wanstead High Street with its range of shops, cafes and restaurants and just 0.1 miles from Snaresbrook Underground Station, providing excellent transport links into the City.

This apartment is ideal for people downsizing as it offers excellent space and is also well suited to first time buyers and young families alike.

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



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- Being sold with no onward chain
- Beautiful two double bedroom first floor apartment
- Share of Freehold - 989 years remaining
- Private West facing balcony
- Extremely spacious accommodation
- Gated underground allocated parking
- Lift service and entry phone security
- Well maintained communal gardens
- Within close proximity to Wanstead High Street
- 0.1 miles to Snaresbrook Central Line Station





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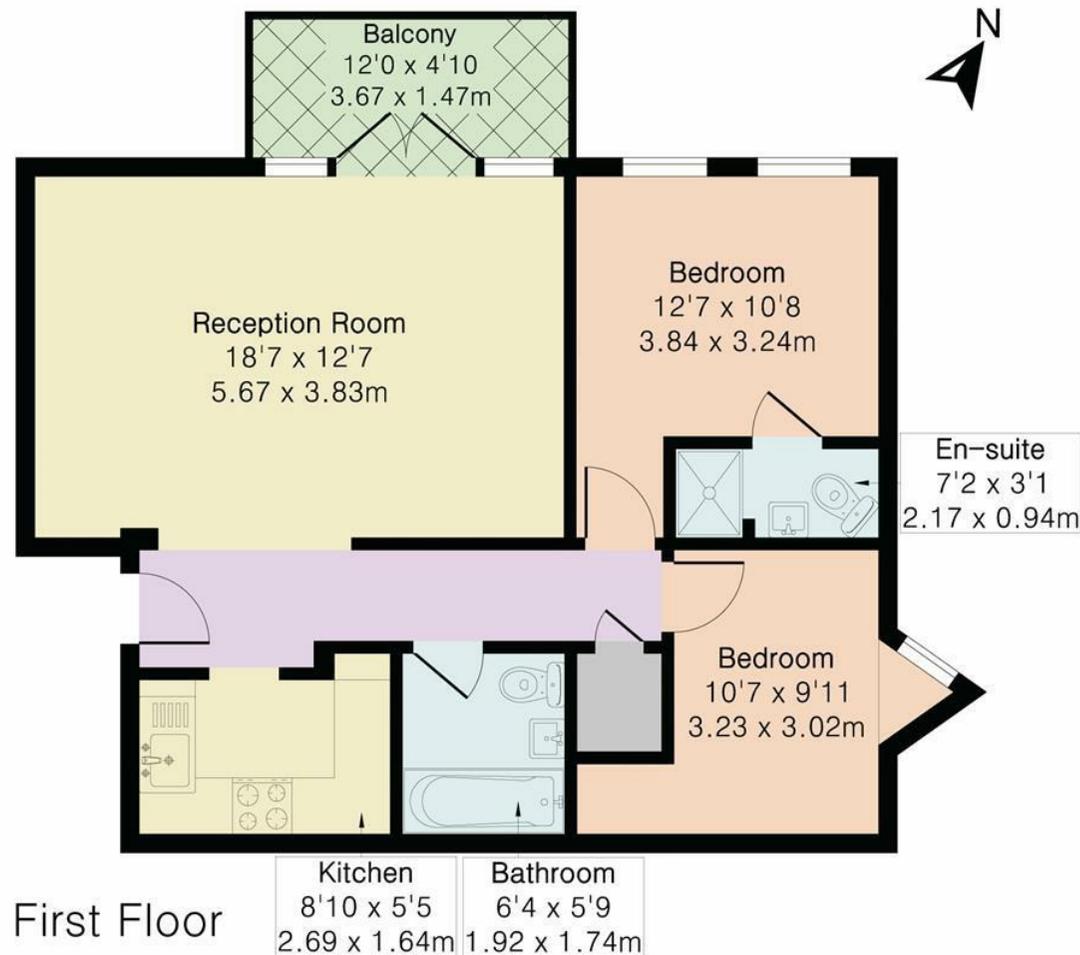


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# Approximate Gross Internal Area 647 sq ft - 60 sq m



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.



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To view call **020 8989 0011**

