



## Cambridge Park, Wanstead

Offers In Excess Of £185,000 Leasehold

- First floor apartment
- One double bedroom
- Accessible shower
- Lounge/diner
- Large hallway with generous storage
- Exclusively for residents over 55 years of age
- Recently decorated
- Chain free
- Electric heaters
- 0.1 miles to Wanstead High Street

*Welcome to Westminster Court, Comfortable, Connected & Exclusively for Over 55s situated just moments (0.1 miles) from the heart of Wanstead High Street and the Central Line Station, Westminster Court offers a well-maintained and friendly retirement community exclusively for residents aged 55 and over*

With excellent transport links including numerous nearby bus routes and both residents' and visitors' parking, it's easy to see why this sought-after development remains so popular. Designed with comfort and convenience in mind, the development features a part-time on-site manager and a 24-hour emergency Careline system for peace of mind. Residents also enjoy access to a welcoming communal lounge, fully equipped laundry facilities, and a guest suite (available at a modest charge) ideal for hosting visiting friends or family.

This charming first-floor apartment is accessible via lift or stairs and offers a thoughtfully laid-out living space. Recently updated, the hallway, lounge/diner, and bedroom have all been fitted with brand-new carpets and freshly decorated in neutral tones making the property move-in ready with nothing to do but settle in and enjoy your new home. Inside, you'll find a spacious lounge/dining area that flows into a well-sized kitchen, a comfortable double bedroom with built-in wardrobes, and a modern bathroom featuring a large walk-in shower with a fold-down seat. A generous hallway storage cupboard completes the layout. The property is offered chain-free, making it an ideal choice for a smooth and stress-free move.

EPC Rating: C78

Council Tax Band: C

Lease Information: 99 years from 1st June 1988 (62 years currently remain)

Service Charge: £3862.04 per annum (Reviewed annually)

Ground Rent: £365.66 per annum

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception/Dining Room

16'2" x 10'5"

Kitchen

7'7" x 7'6"

Bedroom

15'8" x 9'8"