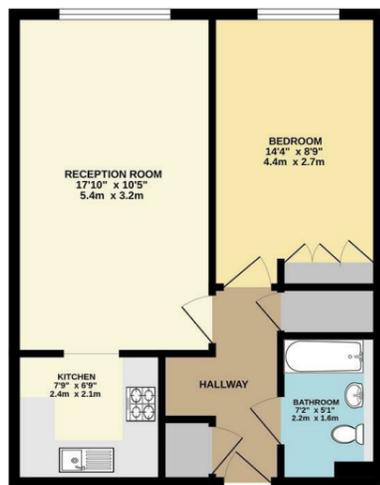




FIRST FLOOR



TOTAL FLOOR AREA: 517sq.ft. (48.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The Council, Agents and Approver cannot be held responsible and no guarantee, as to their accuracy or efficiency can be given.
Floor plan reference: 02/26

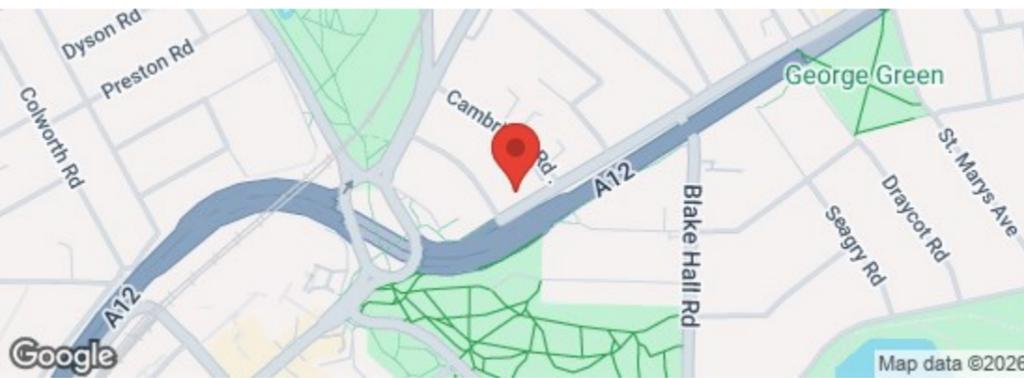
Council: Redbridge | Council Tax Band: B | Floor Area: 517.00 sq ft

CHURCHILL
estates

Ennerdale Court, Wanstead, E11 2UA
£200,000 Leasehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	87
(69-80) C			
(55-68) D			
(39-54) E			
(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.

CHURCHILL
estates



Request a Viewing: **020 8989 0011**

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



****Chain free - Retirement development available for residents aged 55 & above****

Churchill estates are pleased to offer for sale on a chain free basis this one double bedroom apartment situated on the first floor of the ever popular Ennerdale Court, which is available exclusively for residents aged 55 and above.

This purpose built retirement apartment comprises a generously sized lounge / dining room leading into a fully fitted kitchen with ample storage, generous double bedroom with fitted wardrobes, three-piece fitted bathroom and entrance hall with storage cupboards.

This warden assisted flat offers many facilities including well maintained communal gardens, an on site resident manager, communal and visitor parking, lift service, communal lounge, secure entry phone system, laundry room, guest suite which can be booked for visiting family members and a 24 hour car line for out of hours assistance should it be required.

Furthermore, this apartment is perfectly located within very close proximity to Wanstead Central Line Station (0.4 miles), along with an array of local amenities on Wanstead High Street (0.5 miles) including its many boutique shops, cafes, bars and restaurants.

For further information or to arrange an appointment to view, please contact the office at your convenience.

Council Tax band B
Lease remaining - 86 years
Service charge - £2,669.00 per annum

