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Cedar Court, Grosvenor Road, Wanstead

Offers In Excess Of £400,000

Bedrooms: 2 | **Receptions:** 1 | **Bathrooms:** 1

Tenure: Leasehold

Floor Area: 610.00 sq ft

Local Authority: Redbridge

Council Tax Band: C

- Chain Free - No Onward Chain
- Well Sized Two Bedroom Apartment Situated On The First Floor
- Long Lease 147 Years Remaining
- Dual-aspect Lounge With Excellent Natural Light & A Spacious Feel
- Separate Kitchen Fitted With A Useful Selection Of Wall & Base Storage Units
- Modern Three Piece Bathroom With Full Tiling
- Set Within A Purpose-Built Development That Is Managed By The Residents
- Peaceful Location Close To The Highstreet
- Private Allocated Parking Space Included
- Attractive Communal Gardens & Well Kept Shared Areas


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Churchill Estates are delighted to present this well proportioned two bedroom apartment, ideally positioned on the first floor of Cedar Court, a purpose-built development on the popular Grosvenor Road. The property offers a bright and comfortable layout with well maintained communal surroundings and a peaceful residential setting.

At the heart of the apartment is a spacious dual aspect reception room benefiting from plenty of natural light throughout the day. The generous proportions provide a versatile space for both relaxing and entertaining. A separate fitted kitchen sits alongside the reception room and is equipped with a good selection of wall and base units offering useful storage and practical preparation space.

The accommodation includes two bedrooms, with the main bedroom providing a comfortable double and the second bedroom offering a well sized single that can be used as study or home office. A fully tiled family bathroom fitted with a three piece suite completes the internal accommodation.

Residents also benefit from the particularly tranquil nature of the development with well kept communal areas and attractive landscaped gardens incorporating seating areas. An allocated parking space within the private residents' car park provides an additional benefit.

The location is a major attraction with Wanstead High Street only a short distance away. Here, residents can enjoy a varied choice of independent retailers, cafes, restaurants, bars and everyday amenities. For commuters, Wanstead Underground Station is approximately 0.4 miles away while Snaresbrook Underground Station is around 0.3 miles away with both stations providing access to the Central Line and convenient connections towards the City, West End and surrounding areas.

Combining a peaceful setting with excellent local amenities, convenient transport links and allocated parking, this attractive apartment represents an excellent opportunity to establish a home in this highly regarded part of Wanstead.

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





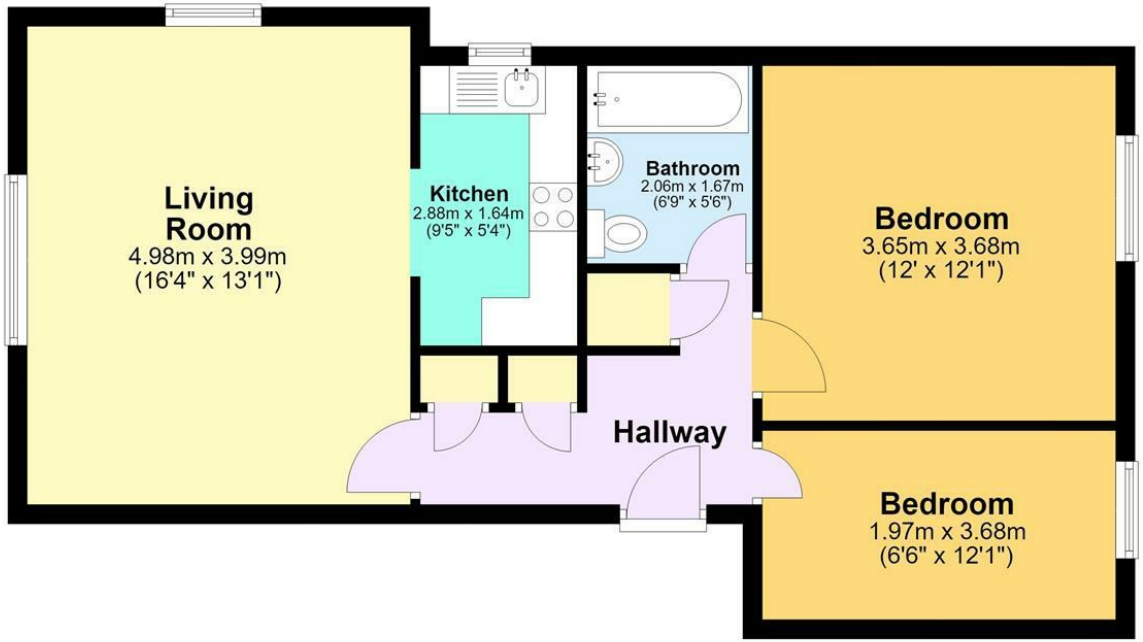

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FLAT Nos. 15-20
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First Floor

Approx. 57.5 sq. metres (618.7 sq. feet)



Total area: approx. 57.5 sq. metres (618.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Cedar Court

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	80	
(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	

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To view call **020 8989 0011**

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