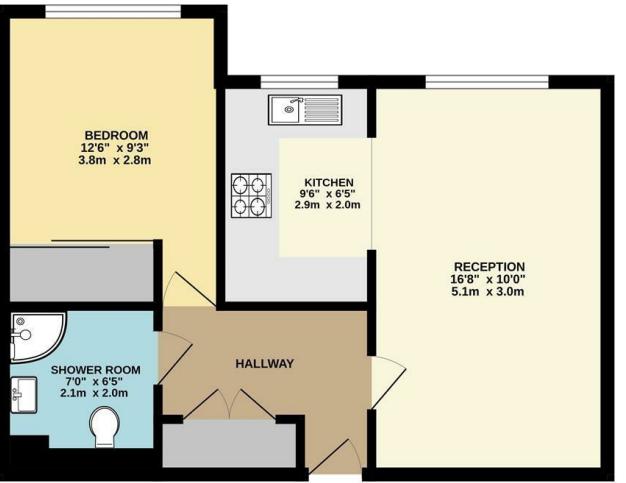




FIRST FLOOR
449 sq.ft. (41.8 sq.m.) approx.



Council: Redbridge | Council Tax Band: B | Floor Area: 452.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	81	83



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

Westminster Court, Wanstead, E11 2UB
£235,000 Leasehold

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



CHURCHILL
estates

Request a Viewing: **020 8989 0011**

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



** No chain - Available to view immediately by appointment ** Churchill estates are delighted to offer for sale this bright and spacious one bedroom apartment, situated on the first floor of this popular retirement development.

Being sold with the added benefit of no onward chain and exclusively available to those aged 60 years and above. This property comprises a generous size lounge/dining room leading into a contemporary and well equipped fitted kitchen with integrated appliances and ample worktop space, modern three-piece shower room, spacious double bedroom with built in wardrobes and a substantial storage cupboard in the hallway.

This warden assisted development offers many facilities including a helpful on site resident manager, emergency 24 hour Careline system for out of hour assistance, lift service, entry phone security, guest suite which can be booked for visiting family members, spacious communal lounge and beautifully tended communal garden, laundry room, hair salon and is perfectly located within very close proximity to Wanstead High Street (0.1 miles).

For further information or to arrange a viewing, please contact the office at your convenience.

