

TOTAL FLOOR AREA: 517sq.ft. (48.0 sq.m) approx.
 While every effort has been made to ensure the accuracy of the floor plan, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for general guidance only and should be used in conjunction with the particulars. The services, contents and appliances shown here are not guaranteed and are subject to change without notice.

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

CHURCHILL
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Oak Lodge, Cambridge Road, Wanstead, E11 2PS
 £190,000 Leasehold

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

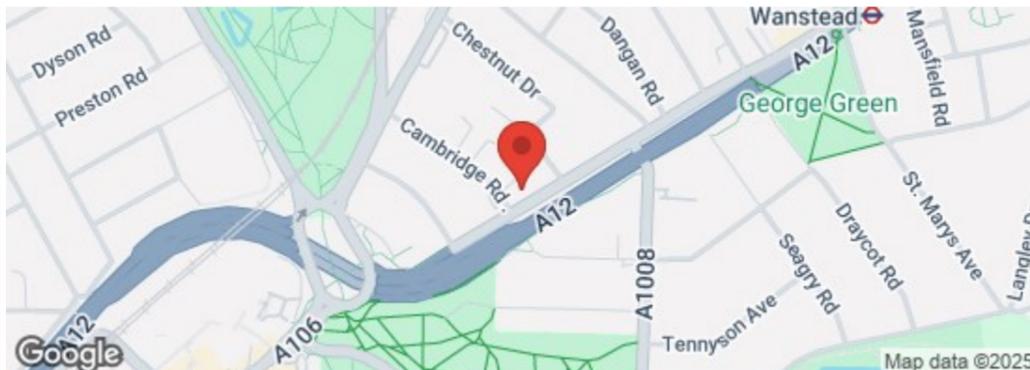


Request a Viewing: **020 8989 0011**

Email: **wanstead@churchill-estates.co.uk**

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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			
		77	78
	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.



** No chain - Retirement development exclusively available for residents aged 55 & above **

Churchill estates are pleased to present for sale this well presented one double bedroom apartment, which has been decorated and maintained to a high standard throughout.

This development benefits from a helpful on-site manager, lift service, entry phone security, double glazing, residents lounge, communal parking, well tended grounds surrounding and is within walking distance to Wanstead High Street along with all the popular local amenities it has to offer.

Featuring a bright and spacious lounge / dining room, modern fitted kitchen with side window for additional natural light, sizeable bathroom with low level bath for easier access and a spacious double bedroom with fitted wardrobes. This apartment is located on the inside corner of the second floor of this purpose built development, which offers the added benefit of not having any immediate adjoining neighbours to each side or above, only below.

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

Lease Term: 78 years | Service Charge & Ground Rent: £253.29 Per Month | Council Tax band B