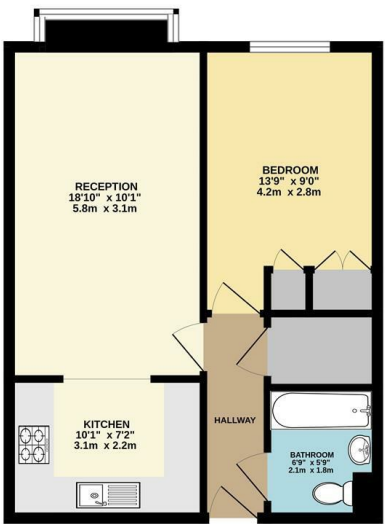




SECOND FLOOR



TOTAL FLOOR AREA - 484sq ft (45.0 sq m.) approx.
While every effort has been made to ensure the accuracy of the information contained herein, measurements of areas, volumes, counts and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The agent makes no representation or warranty as to the accuracy of the information contained herein and no guarantee as to their accuracy or efficiency can be given. Make your own checks.

Council: Redbridge | Council Tax Band: C | Floor Area: 484.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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



CHURCHILL
estates

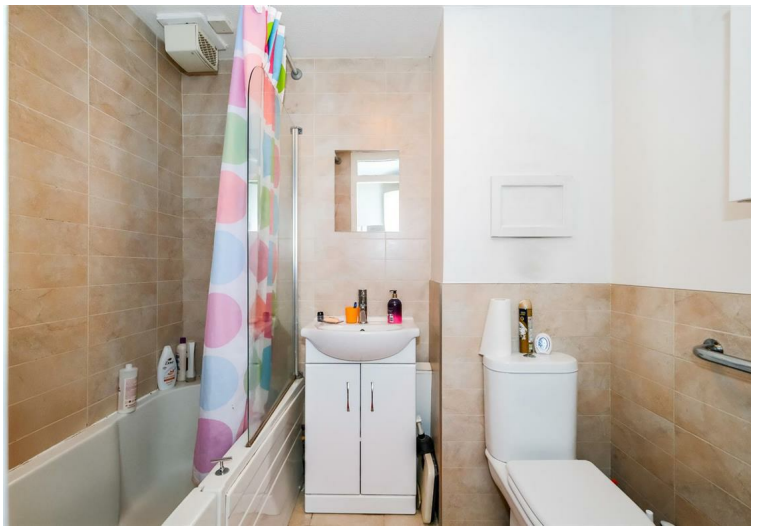
Nightingale Lane, Wanstead, E11 2XA
£185,000 Leasehold

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



Request a Viewing: **020 8989 0011**

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



** Chain free - Available to view by appointment only **

Churchill estates are pleased to offer for sale, this bright and spacious one double bedroom retirement apartment located on the second floor of this purpose built development. Nestled in the heart of Wanstead and ideally positioned for all the popular local amenities including a short walk to both Snaresbrook (0.3 miles) and Wanstead Central line stations (0.4 miles).

The property comprises a bright and spacious living room, modern fitted kitchen, generous double bedroom with built in wardrobes, three-piece bathroom and a generous storage cupboard in the hallway.

Available exclusively for residents aged 60 and above, Westleigh Court is a warden assisted development which benefits from having a helpful on-site manager, communal lounge along with kitchen where residents can socialize and enjoy a sense of community, laundry room, lift service, entry phone security and a well tended communal garden. This development also benefits from a 24-hour emergency Careline system should it be required, double glazing through and communal parking to the rear.

With its excellent location close to local shops, cafés and transport links, this property provides the ideal setting for a relaxed and independent retirement.

Please contact the office for further details or to arrange an appointment to view.

Service charge: £3,416.28
Lease: 88 years

