



HIGHSTONE COURT

CHURCHILL
estates

Highstone Court, New Wanstead

**Offers In Excess Of
£375,000**

Bedrooms: 2 | Receptions: 1 | Bathrooms: 1

Tenure: Leasehold - Share of Freehold

Floor Area: 658.70 sq ft

Local Authority: Redbridge

Council Tax Band: C

- Spacious two bedroom first floor apartment measuring approximately 704 sq ft
- Share of Freehold and offered with no onward chain
- Generous lounge/dining room with excellent proportions
- Two well-sized bedrooms with excellent flexibility
- Separate fitted kitchen and family bathroom
- Excellent scope for modernisation and personalisation
- Well-maintained development with communal off-street parking
- Secure entry phone system and CCTV
- Fantastic transport links, close to Snaresbrook and Wanstead Stations
- Ideal for first-time buyers, small families or investors





Churchill Estates are delighted to offer for sale this spacious two bedroom first floor apartment, offering approximately 704 sq ft of well-planned accommodation within this popular development in Wanstead.

With a share of the freehold, communal off-street parking and no onward chain, the property is an excellent opportunity for first-time buyers, small families or investors.

The apartment benefits from two generously sized bedrooms, a particularly impressive lounge/dining room, a separate fitted kitchen, family bathroom, useful storage and a spacious entrance hallway. The layout offers excellent proportions throughout, providing comfortable and versatile living space.

The apartment offers an excellent opportunity for the new owner to create a home tailored to their own taste with the generous proportions providing a fantastic foundation for modernisation. The two well-sized bedrooms offer excellent flexibility, while the spacious reception room provides plenty of room for both relaxing and/or home working. Whether you're looking to make some cosmetic improvements over time or create a more contemporary finish from the outset, there is plenty of scope to make this apartment your own.

The development itself is exceptionally well maintained with communal off-street parking and a range of excellent security features. The block benefits from double-glazed communal windows, fire-safe doors, a secure entry phone system and fully operational CCTV, all newly installed in 2020, providing residents with added security and peace of mind.

These apartments are particularly well suited to first-time buyers looking to get onto the property ladder, small families seeking a well sized home in a fantastic location or investors looking for a property with strong rental appeal. Families are well catered for with a number of schools within easy reach, including Wanstead High School (0.1 miles), Wanstead Church School (0.5 miles) and Our Lady of Lourdes RC Primary School (0.6 miles away). Epping Forest and the surrounding parks are also nearby for family days out.

The location is ideal for enjoying everything Wanstead has to offer with Wanstead High Street just 0.2 miles away, providing an excellent selection of independent shops, cafes, restaurants and everyday amenities.

For commuters Snaresbrook Central Line station is approximately 0.3 miles away, with Wanstead station around 0.5 miles and Leytonstone station approximately 0.8 miles. The A12 is also easily accessible providing convenient road connections.

Overall this is a fantastic opportunity to acquire a spacious apartment in a highly sought after Wanstead location.

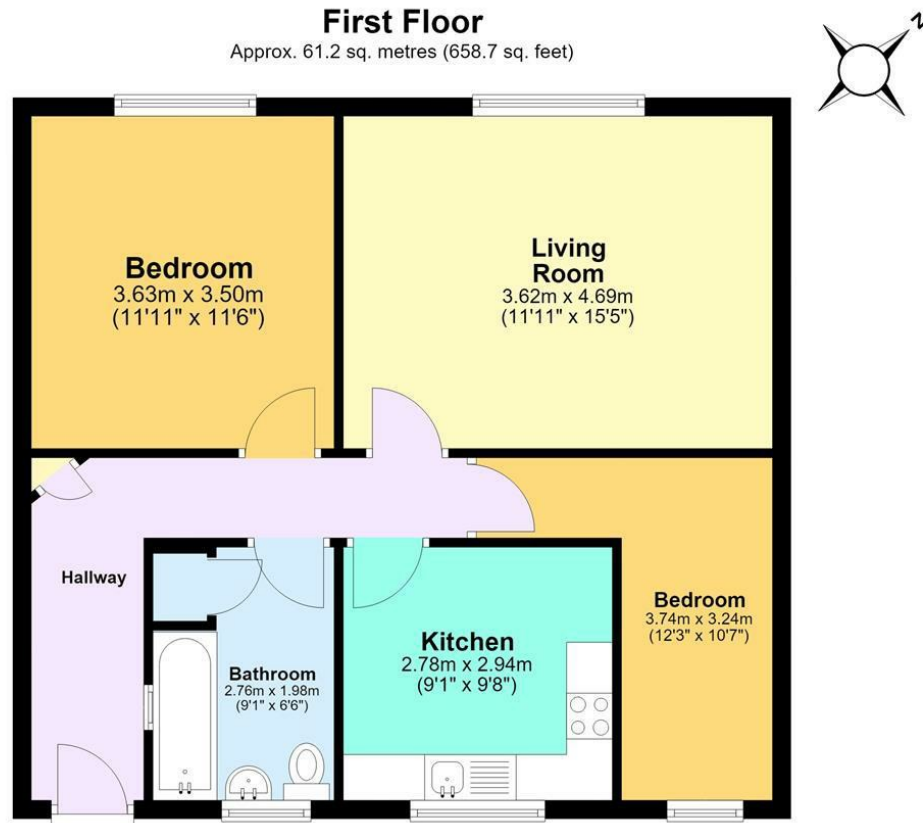
For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.











Total area: approx. 61.2 sq. metres (658.7 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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Energy Efficiency Rating

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

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To view call **020 8989 0011**

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