



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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	



Total area: approx. 45.5 sq. metres (490.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Cambridge Road



Flat 45 Ennerdale Court, 57 Cambridge Road, London, E11 2UA

Asking Price £185,000

- One-bedroom retirement apartment
- Spacious living/dining room
- Double bedroom with fitted wardrobes
- Three useful storage cupboards
- On-site manager & 24-hour Careline system
- Exclusively available to 55 years & above
- Fitted kitchen with open archway
- Modern shower room with large walk-in cubicle
- Well-maintained communal gardens with seating
- Residents & visitor parking available

57 Cambridge Road, London E11 2UA

A bright and well-presented one-bedroom over 55's retirement apartment, ideally located within walking distance of Wanstead High Street. Set in the popular Ennerdale Court, offering excellent communal facilities, beautiful gardens and chain free sale.

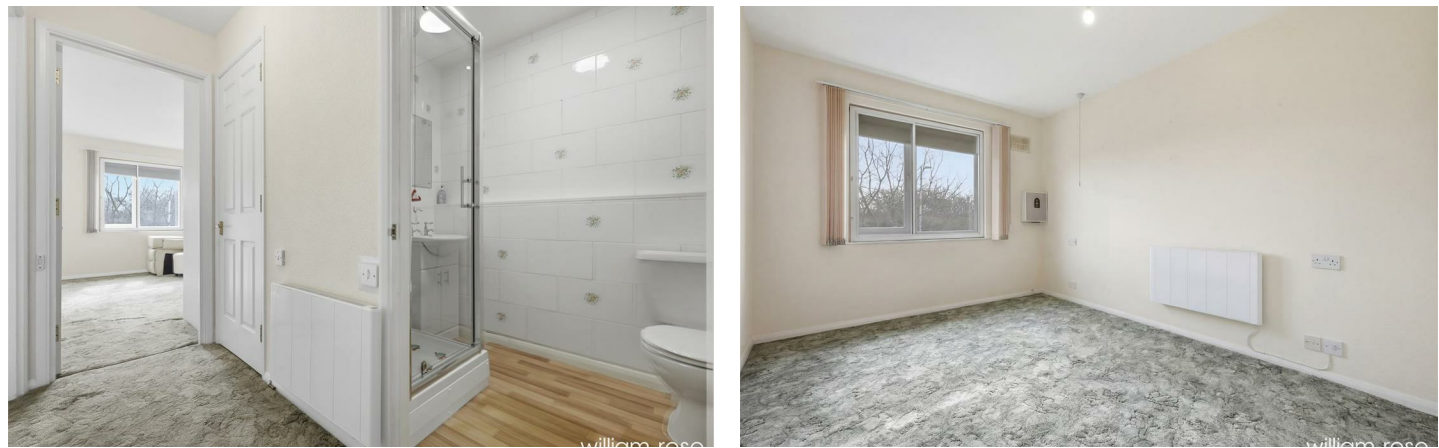
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C

Council Tax Band: B



Situated in the popular Ennerdale Court, this bright and spacious apartment offers comfortable and secure living in a well-maintained development.

Upon entering the property, you are welcomed by a generous hallway featuring three useful storage cupboards, providing excellent practicality. The hallway leads through to a spacious sitting/dining room, with an open archway giving access to the fitted kitchen, creating a sociable and functional layout. The double bedroom benefits from fitted wardrobes, while the property is completed by a modern three-piece shower room, including a large walk-in shower cubicle.

The property is offered chain free, making it an ideal option for a straightforward move.

Ennerdale Court is a highly regarded retirement development set within beautifully maintained communal gardens with seating areas for residents to enjoy. Additional benefits include lift access, residents and visitor parking, an on-site manager, and a 24-hour emergency Careline system for added peace of mind. Residents also have access to excellent communal facilities, including a residents' lounge, laundry room, and a guest suite for visiting family and friends.

Conveniently positioned within walking distance of Wanstead High Street, the property is close to a range of shops, cafés, and amenities, as well as excellent bus links.

Property Information / Disclaimer - Leasehold

EPC Rating: C
Council Tax Band: B (Redbridge)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.