PETTY SON & PRESTWICH
EST.1908

Cambridge Park, Wanstead

£210,000 Leasehold

- First floor apartment
- One double bedroom
- Accessible shower
- Lounge/diner
- Large hallway with generous storage
- Exclusively for residents over 55 years of age
- Recently decorated
- Chain free
- Electric heaters
- 0.1 miles to Wanstead High Street

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

Welcome to Westminster Court, Comfortable, Connected & Exclusively for Over 55s situated just moments (0.1 miles) from the heart of Wanstead High Street and the Central Line Station, Westminster Court offers a well-maintained and friendly retirement community exclusively for residents aged 55 and over.

With excellent transport links including numerous nearby bus routes and both residents' and visitors' parking, it's easy to see why this sought-after development remains so popular. Designed with comfort and convenience in mind, the development features a part-time on-site manager and a 24-hour emergency Careline system for peace of mind. Residents also enjoy access to a welcoming communal lounge, fully equipped laundry facilities, and a guest suite (available at a modest charge) ideal for hosting visiting friends or family.

This charming first-floor apartment is accessible via lift or stairs and offers a thoughtfully laid-out living space. Recently updated, the hallway, lounge/diner, and bedroom have all been fitted with brand-new carpets and freshly decorated in neutral tones making the property move-in ready with nothing to do but settle in and enjoy your new home. Inside, you'll find a spacious lounge/dining area that flows into a well-sized kitchen, a comfortable double bedroom with built-in wardrobes, and a modern bathroom featuring a large walk-in shower with a fold-down seat. A generous hallway storage cupboard completes the layout. The property is offered chain-free, making it an ideal choice for a smooth and stress-free move.

EPC Rating: C78
Council Tax Band: C
Lease Information: 99 years from 1st June 1988 (62 years currently remain)
Service Charge: £3862.04 per annum (Reviewed annually)
Ground Rent: £365.66 per annum
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Reception/Dining Room
16'2" x 10'5"

Kitchen
7'7" x 7'6"

Bedoom
15'8" x 9'8"