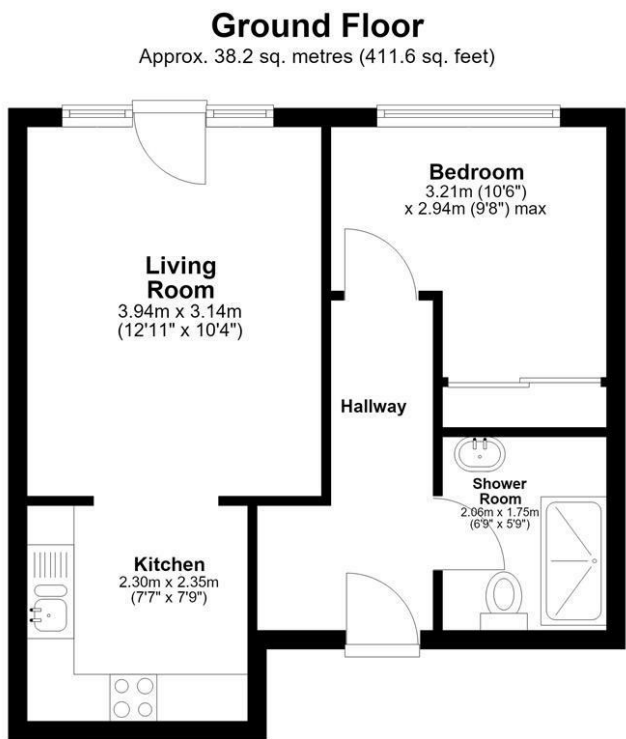




Total area: approx. 38.2 sq. metres (411.6 sq. feet)

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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Westminster Court



Westminster Court, Wanstead
Asking Price £200,000 Leasehold

- Retirement apartment
- Ground floor
- Modern shower room
- Excellent communal facilities
- One double bedroom
- Direct access to communal gardens
- On-site manager

Westminster Court, Wanstead

Welcome to Westminster Court, a comfortable, connected living exclusively for the Over 55s. Ideally situated just 0.1 miles from the heart of Wanstead High Street and the Central Line station, Westminster Court offers a welcoming and well-maintained retirement community exclusively for residents aged 55 and over.

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Council Tax Band: B



With excellent transport links, including a variety of nearby bus routes, as well as residents’ and visitors’ parking, it is easy to see why this sought-after development remains so popular.

This beautifully presented ground-floor apartment combines comfort, practicality and easy access to the outdoors, with patio doors leading directly from the lounge into the secluded communal garden. Inside, the spacious double bedroom benefits from fitted mirrored wardrobes, while the contemporary shower room features a generously sized shower enclosure finished with elegant, full-height sandstone-effect tiling.

The impressive lounge/diner is a particularly inviting space, featuring a fireplace that creates an attractive focal point, patio doors and additional side windows that flood the room with natural light.

Elegant wood flooring continues seamlessly into the kitchen, creating a cohesive and stylish feel throughout. The kitchen is fitted with attractive white Shaker-style units, warm wooden worktops and a convenient eye-level oven, combining timeless design with everyday practicality. Designed with comfort, convenience and peace of mind in mind,

Westminster Court benefits from a part-time on-site manager and a 24-hour emergency Careline system. Residents can also enjoy a welcoming communal lounge, fully equipped laundry facilities and a guest suite available at a modest additional charge, perfect for accommodating visiting friends and family.

Offering a wonderful blend of independent living, convenient amenities and a welcoming community, this attractive apartment presents an excellent opportunity to enjoy comfortable retirement living in the heart of Wanstead.

Lease Information: 99 years from 1st June 1988 (60 years currently remain)
Service Charge: £3954.06 per annum (reviewed annually)
Ground Rent: £182.83 per annum
EPC Rating: C73

Council Tax Band: B
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
12'11" x 10'4"

Kitchen
7'7" x 7'9"

Bedroom
10'6" x 9'8"