



## Nightingale Lane, Wanstead

Asking Price £183,500 Leasehold

- Retirement apartment
- One double bedroom
- Central Wanstead location
- Chain free

- First floor with lift access
- Lounge/diner
- Warden assisted

- Positioned at the end of the block only with only one adjoining neighbour
- Separate kitchen with window
- Communal garden, parking, laundry facilities, residents lounge and guest suite

Petty Son & Prestwich are pleased to offer this first floor, warden assisted retirement apartment with lift access and range of communal facilities, positioned in the heart of Wanstead.

Positioned on the first floor, accessible by either stairs or lift, this one bedroom apartment is situated at the end of the corridor at the edge of the development, ensuring peace thanks to very little foot traffic outside the flat and only one adjoining neighbour. The occupants benefit from a range of benefits including warden assistance, communal lounge, garden, parking, guest suite and laundry services. Located to the rear of the building the apartment enjoys lovely views across the well-maintained communal gardens. The unusually large entrance hallway provides two generous storage cupboards and leads to a spacious sitting/dining room, fitted kitchen with separate access and window (unusual for the majority of apartments within the building), double bedroom with two fitted double wardrobes and bathroom room. Set back from, but only a few feet from Wanstead High Street, the location of Westleigh Court allows the new owner easy access to all amenities, with an array of shops, restaurants, cafes and two Central Line stations on the doorstep. The home is offered to market chain free.

EPC RATING: E49

Council Tax Band: C

Charges: £3400 per annum (reviewed annually)

Lease Information: 125 years from 1st January 1988 (89 years currently remain)

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.

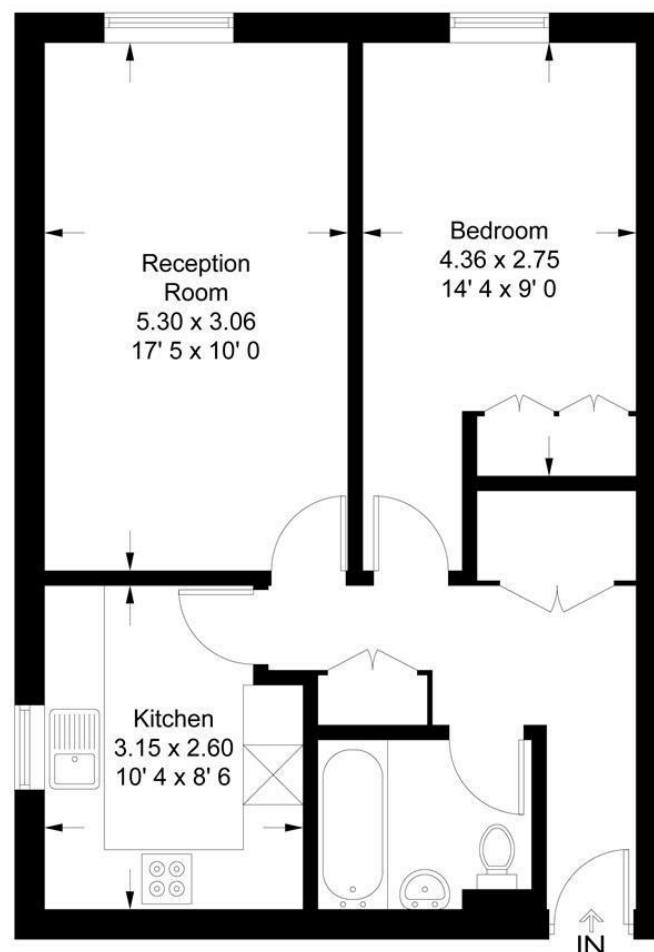
Lounge/diner  
17'5 x 10'0

Bedroom  
14'4 x 9'0

Kitchen  
10'4 x 8'6

## Westleigh Court

Approximate Gross Internal Area = 559 sq ft / 51.9 sq m



### First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.