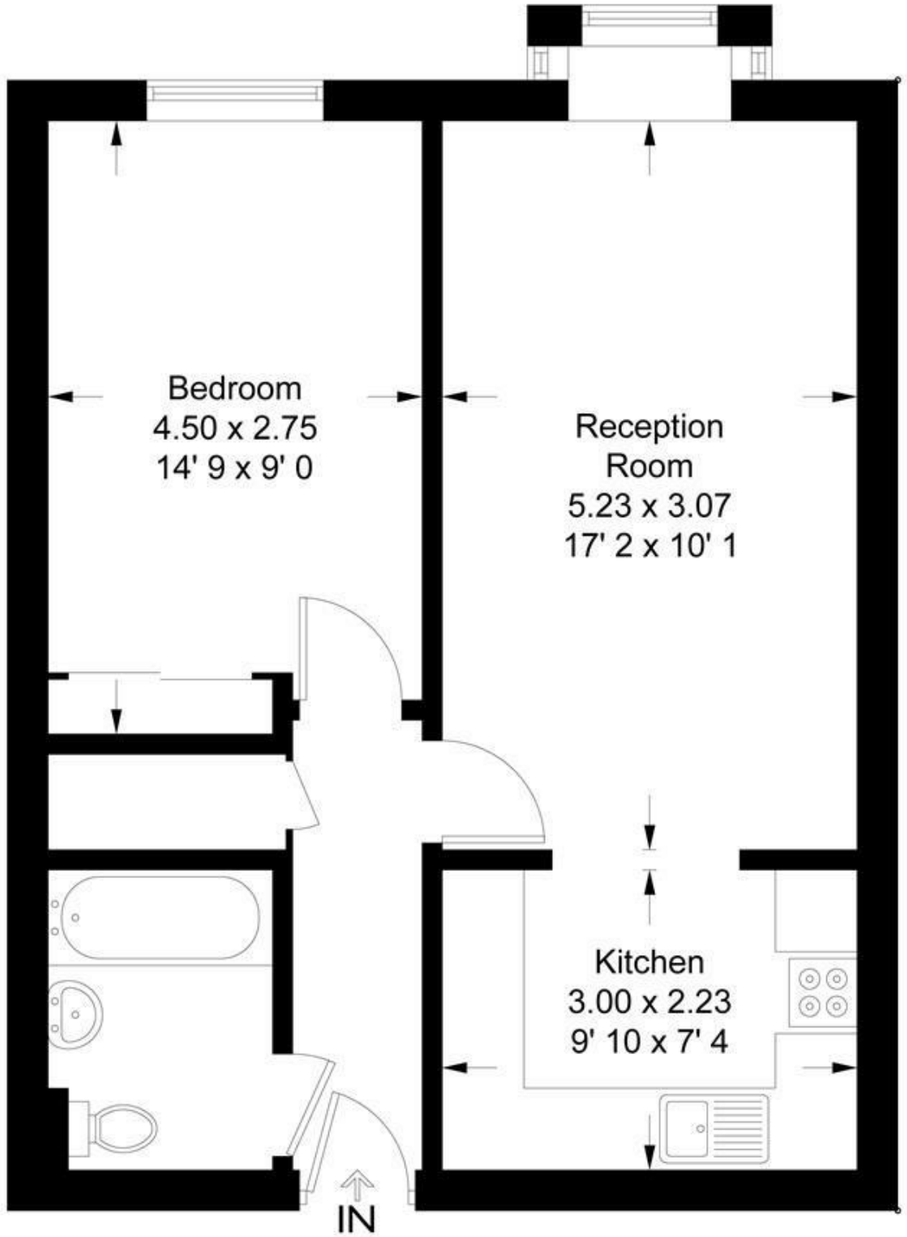
Westleigh Court

Approximate Gross Internal Area = 495 sq ft / 46 sq m



Ground 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.

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Nightingale Lane, Wanstead

Asking Price £210,000 Leasehold

- Popular retirement development for residents of 55 years and above
- One double bedroom
- Views towards the church and High Street
- A range of on-site facilities
- Ground floor
- Lounge/diner open to kitchen
- Warden controlled and supplemented with monitored, corded assistance system
- Chain free

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Petty Son & Prestwich are happy to offer for sale this one double bedroom, Warden controlled, ground floor retirement apartment in a popular central Wanstead location.

1 1 1 E Council Tax Band: C

Forming part of this popular warden assisted development in Westleigh Court, on site facilities include a large residents lounge with views over the Wanstead United Reformed Church, W.C and tea making facilities, a well-tended communal garden, laundry services and a visitors' suite bookable in advance for visiting guests, on-site warden supplemented with 24 hour monitored, corded assistance system. 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.

Located to the front of the building, both the reception and double bedroom enjoy views towards the church and Wanstead's popular High Road, with the kitchen leading directly from the lounge/diner. The property's entrance hall enjoys a very deep storage cupboard and provides access to the bathroom. The home is offered to market chain free.

EPC RATING: E53
Council Tax Band: C
Service Charge: £3416.28 per annum (reviewed annually)
Lease Information: 125 years from 1st January 1988 (87 years currently remain)
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reeption Room
17'2 x 10'1

Kitchen
9'10 x 7'4

Beroom
14'9 x 9'1