PETTY SON & PRESTWICH
EST.1908

# Westminster Court, Cambridge Park, Wanstead

## Asking Price £220,000 Leasehold

- Ground floor retirement home
- Central Wanstead location
- Sit down shower
- Direct access to communal gardens
- Modern fitted kitchen
- Chain free

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**SOLD BY PETTY SON & PRESTWICH* Petty Son & Prestwich are delighted to present this well-appointed one-bedroom ground floor retirement apartment, ideally situated in the heart of Wanstead.*

Westminster Court is a highly regarded and well-maintained development, located just a short stroll from Wanstead High Street and the Central Line Station (approximately 0.1 miles away).

Exclusively available to residents aged 55 and over, the development is popular for its convenient location and excellent facilities, including residents' and visitors' parking, easy access to multiple bus routes, a part-time on-site manager, and a 24-hour emergency Careline system. Additional amenities include a welcoming communal lounge, laundry room, and a guest suite (available at a charge), ideal for visiting family and friends. This particular apartment enjoys a desirable ground floor position, offering the rare benefit of direct access to the beautifully maintained communal gardens.

The accommodation comprises a bright and spacious lounge/diner, flooded with natural light from patio doors and flanking windows, creating a warm and inviting living space. The lounge leads through to a modern fitted kitchen, featuring white units and a practical eye-level double oven. Further benefits include a generously sized double bedroom and a large walk-in shower room.

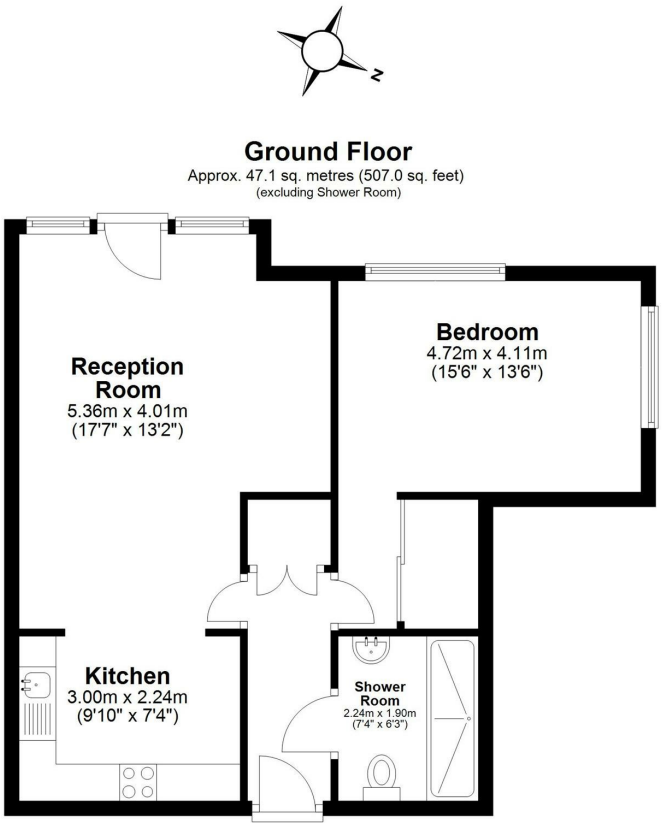
Offered to the market chain free, this property presents an excellent opportunity for comfortable and convenient retirement living.

Lease Information: 139 years from 1st January 1988 (100 years currently remain)
Service Charge: £3862 per annum (reviewed annually)
Ground Rent: £365.66 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
17'7" x 13'2"

### Kitchen
9'10" x 7'4"

### Bedroom
15'6" x 13'6"




Total area: approx. 47.1 sq. metres (507.0 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**