Nightingale Lane, Wanstead

Asking Price £189,000 Leasehold

- Retirement apartment
- Lounge/diner
- Central Wanstead location
- Chain free
- First floor with lift access
- Separate kitchen
- Warden assisted
- One double bedroom
- Shower room
- Communal garden, parking, laundry facilities, residents lounge and guest suite

11 Woodbine Place, Wanstead, London, E11 2RH
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Petty Son and Prestwich are delighted to offer for sale this first floor, warden assisted retirement apartment with lift access and range of communal facilities, positioned in the heart of Wanstead.

This warden assisted development in Westleigh Court offers fantastic communal facilities including a communal lounge, garden and laundry services. The well-presented apartment is located to the rear of the building providing lovely views across the well maintained communal garden. All rooms lead from the entrance hallway which provides a generous storage cupboard. The spacious sitting room has enough space for a table and chairs and leads into the kitchen which is fitted with a range of cabinet, comfortably accommodating a range of freestanding appliances. The double bedroom has ample room for a large wardrobe and chest of drawers. A fully tiled shower room completes the accommodation. At the rear of the property you will find pleasant communal gardens which are mainly laid to lawn with surrounding flower beds and communal parking. 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: E53
Council Tax Band: C
Charges: £3216.24 per annum (reviewed annually)
Lease Information: 125 years from 1st January 1988 (86 years currently remain)
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

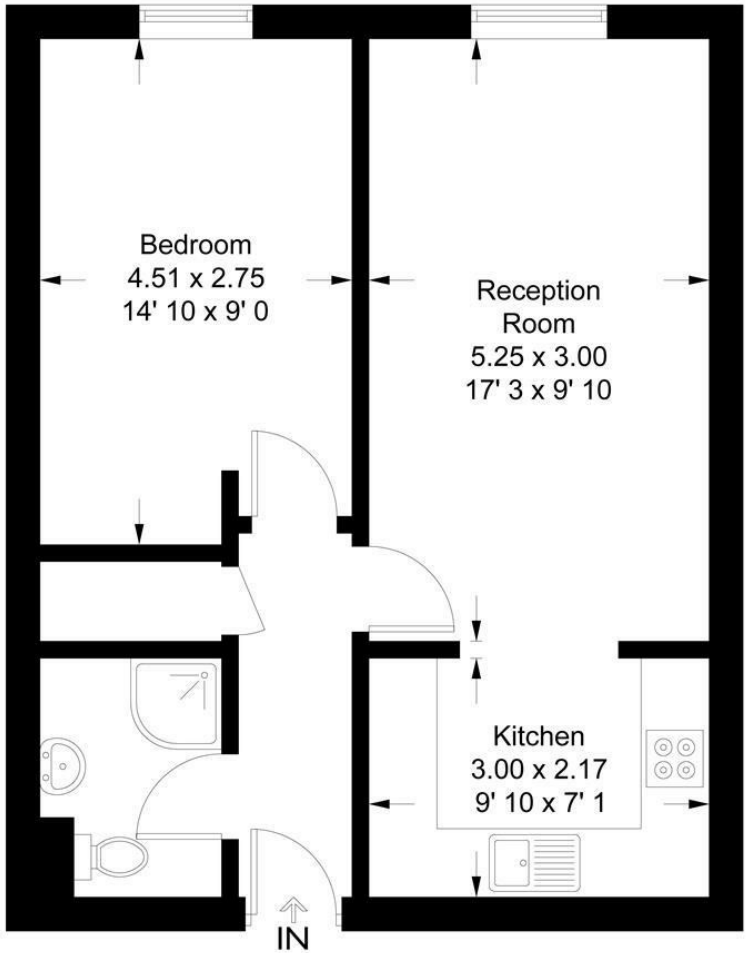
Reception/Dining Room
17'3 x 9'10

Kitchen
9'10 x 7'1

Bedroom
14'10 x 9'10

Westleigh Court

Approximate Gross Internal Area = 481 sq ft / 44.7 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.

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