



CHURCHILL
estates



Oak Lodge, Wanstead

£195,000

Tenure : Leasehold

Floor Area : 504.90 sq ft

Local Authority : Redbridge

Council Tax Band : B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Churchill Estates are proud to bring to the market this attractive first floor apartment available exclusively for purchasers aged 55 and over and forms part of a popular retirement development.

Positioned on a favoured corner of the building the apartment enjoys the benefit of windows on two elevations allowing an abundance of natural light to flood the living space and creating a bright airy atmosphere throughout. The property has been well cared for and is ready to move into.

The accommodation features a spacious living and dining area with access to a well equipped fitted kitchen offering plenty of cupboard space. There is a generous double bedroom complete with built in wardrobes, a sizeable bathroom and two practical storage cupboards located off the entrance hall.

A significant advantage is the remaining lease of approximately 153 years providing reassurance for future owners.

Residents have access to a range of shared amenities including an inviting residents lounge, communal laundry facilities, landscaped gardens, lift access to all floors, a secure entry phone system and communal parking.

The development occupies a convenient location with regular bus services nearby and is just a short stroll from Wanstead High Street where an excellent selection of shops, cafes, restaurants and everyday amenities can be found.

For further information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.







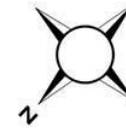
- Offered with no onward within a highly sought after retirement development
- First floor retirement apartment for residents aged 55 and over
- Spacious living and dining room
- Long lease of 153 years
- Resident facilities include lounge, communal laundry facilities, landscaped gardens, lift access to all floors, a secure entry phone system and communal parking
- Generous double bedroom with built in wardrobes
- Bright corner position
- Two additional internal storage cupboards
- Well presented throughout
- Walking distance to Wanstead High Street, local amenities and bus routes





First Floor

Approx. 47.1 sq. metres (507.0 sq. feet)



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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To view call **020 8989 0011**

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