



CHURCHILL
estates

Trent Court, Wanstead

£390,000

Tenure: Leasehold

Floor Area: 786.00 sq ft

Local Authority: Redbridge

Council Tax Band: C

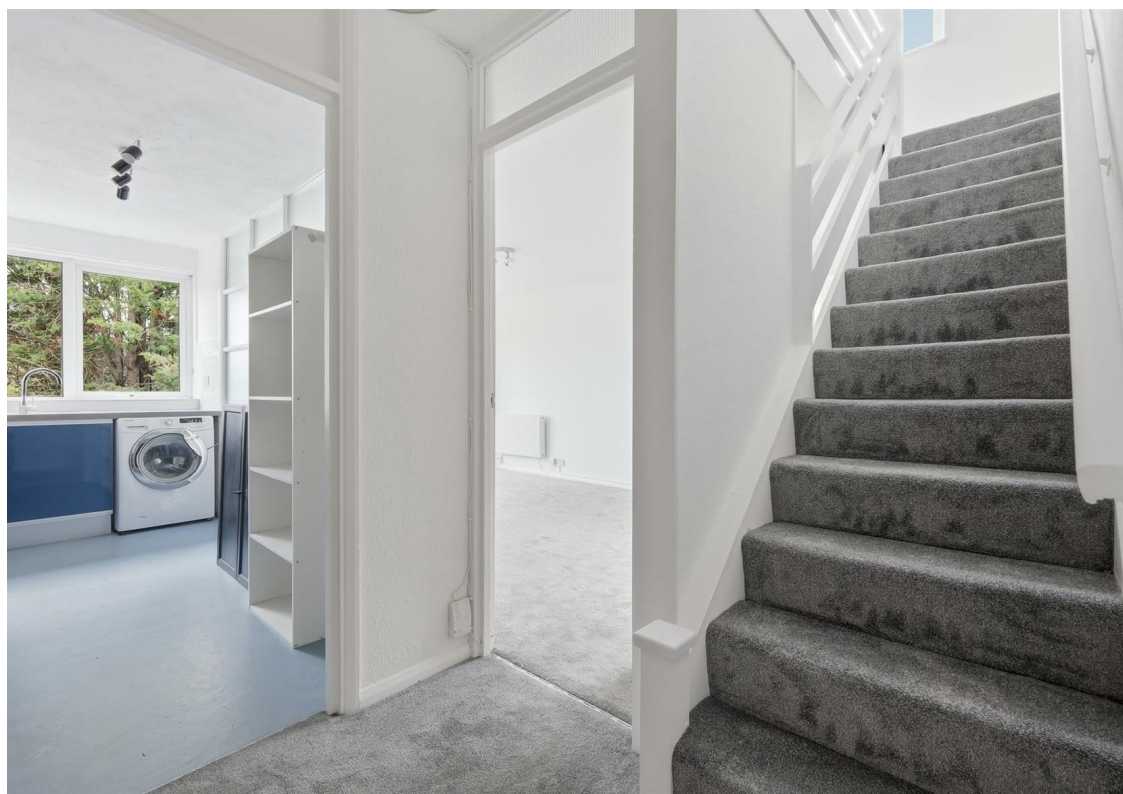
Bedrooms : 2

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







Churchill Estates are pleased to present this Chain Free spacious split-level apartment occupying the second and third floors of a well-maintained purpose-built development.

The accommodation is thoughtfully arranged over two levels. The entrance floor features a bright and generous reception room, providing an excellent space for everyday living as well as entertaining guests. Adjacent is a well-equipped fitted kitchen offering an excellent range of wall and base units together with generous work surface space.

Upstairs the property boasts two well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes, while the second bedroom also enjoys useful built-in storage. Completing the accommodation is a contemporary three piece bathroom suite. The apartment has been further improved with newly fitted carpets throughout and replacement windows.

Additional features include residents communal parking, a private garage situated en bloc, a secure entry phone system, attractive and well-kept communal gardens and an exceptionally long lease of over 950 years.

Ideally positioned just 0.2 miles from Wanstead High Street, the property is perfectly placed to enjoy an excellent selection of independent cafes, restaurants, shops and everyday amenities. Both Snaresbrook Underground Station (approximately 0.2 miles) and Wanstead Underground Station (approximately 0.5 miles), serving the Central Line, are within easy walking distance, making this an ideal home for commuters.

To arrange a viewing or for further information, please contact Churchill Estates. Early appointments are highly recommended.

Council Tax band C
Lease Term Remaining: 950 years
Service Charge: £2,075 per annum
Ground Rent: £44 per annum





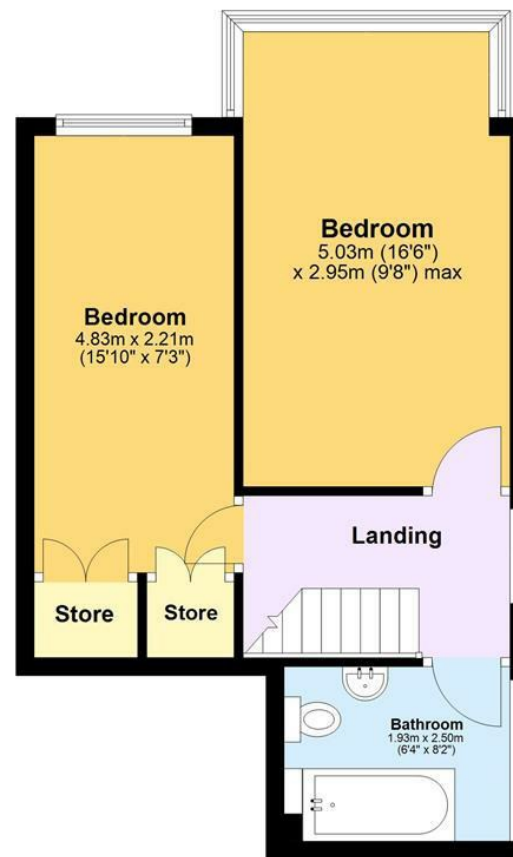
Second Floor

Approx. 34.0 sq. metres (365.9 sq. feet)



Third Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



Total area: approx. 72.6 sq. metres (781.1 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**