

# McRae's

Wentworth Court, Castle Avenue, Highams Park, E4 9PX

A Balcony Apartment with Views...  
...2 Bedroom 2 Bathroom Specification...  
With Secure Gated Parking, and a Wonderful Setting!



**Guide Price £479,995 Leasehold**

**A SHORT PLEASANT STROLL ALONG...  
... TREE LINED CASTLE AVENUE...  
... DOWN TO HIGHAMS PARK VILLAGE AND ALL IT HAS TO OFFER!**

Highly regarded locally, within this stylish modern development, A RARELY AVAILABLE 2 BEDROOM 2 BATHROOM APARTMENT SET ON THE 2ND FLOOR, and with delightful balcony views over the surrounding district with Larkwood in the distance! Available with NO ONWARD CHAIN this super flat includes a well designed layout of accommodation, well fitted, and offering plenty of living space. The reception hall gives access to each of the two bedrooms, main bathroom and a sizable Lounge, which in turn is open plan to a well equipped Kitchen. In addition there is an En Suite Bathroom off the master bedroom, and to one end of the Lounge double doors open onto a retained Balcony. The Complex has the benefit of a Lift serving the upper floors, and enjoys neatly kept communal Gardens, with security gated access to the rear where there is allocated resident parking.

Highams Park village is only a five minute walk along the heavily tree line Castle Avenue, and provides a lovely variety of Cafes, restaurants, Bars and some great shopping! The community is centred on its characterful Level crossing, and signal box, with the main line station serving London Liverpool Street station - only about a 20 minute or so journey time. Not far from the property you can also find some wonderful Forest walks and the picturesque Highams Park boating lake surrounded by open parkland and woodland - definitely worth exploring!

McRaes are thrilled to present this opportunity to the market, which would equally suit either a professional or retirement purchaser/s. As sole Agents We are now arranging accompanied inspections.

#### **Entrance**

Set back from tree lined Castle Avenue with a spacious approach leading to a communal entrance door, which has a video door release entry system, that opens to well presented communal halls. From here, there is access to the upper floors via the staircase or lift facility.

#### **2nd Floor Landing**

Door to the flat.

#### **Reception Hall**

A good size, being "T" shaped, and having each bedroom, together with the main bathroom and lounge leading off. There is a wall mounted video entry system, radiator, central heating thermostat, ceiling coving and a range of downlighters.

#### **Lounge Dining Room (20' 03" x 10' 05") or (6.17m x 3.18m)**

A lovely, bright and open plan living space, with radiators on two sides, ceiling coving, laminate style flooring, double glazed double doors with windows either side to the rear elevation which open on to a RETAINED BALCONY, affording "Tree top" views over the surrounding district, and Larkwood in the distance. From the lounge dining room, open plan to:

#### **Balcony (3' 05" x 10' 05") or (1.04m x 3.18m)**

#### **Kitchen (10' 06" x 8' 05") or (3.20m x 2.57m)**

Really nicely fitted with an arrangement of units in a matching design including wall cupboards, a glazed display cabinet, return worktop surface with bowl & quarter sink unit and single drainer, range of base cupboards and drawers, fitted appliances include a fridge freezer, 5 burner gas hob with oven beneath and canopy style extractor fan above, plumbing/provision for automatic washing machine and dishwasher. Double glazed replacement windows to the rear elevation, fitted utility cupboard which also houses the hot water tank, ceiling coving and a range of downlighters.





**Bedroom 1 (14' 08" x 9' 08") or (4.47m x 2.95m)**

A nice size double bedroom, well fitted, with bedside and top wardrobe units/cupboards, matching bedside cabinets, radiator, ceiling coving, double glazed window to the rear elevation. Panel door to:



**En Suite (4' 07" x 8' 01") or (1.40m x 2.46m)**

A smart contemporary suite comprising a half moon style corner entry shower, with chrome drench and hand held shower fittings, ceramic tiled walls, pedestal wash hand basin, low flush wc, radiator, tiled flooring, ceiling extractor fan, and a range of downlighters.

**Bedroom 2 (10' 07" x 8' 02") or (3.23m x 2.49m)**

A double glazed window to the rear elevation, radiator beneath, ceiling coving.



**Family Bathroom (4' 09" x 7' 05") or (1.45m x 2.26m)**

A suite in white comprising a panel enclosed bath, low flush wc, pedestal wash hand basin, ceramic tiled walls, tiled flooring, ceiling coving and extractor fan, radiator.

**Outside**

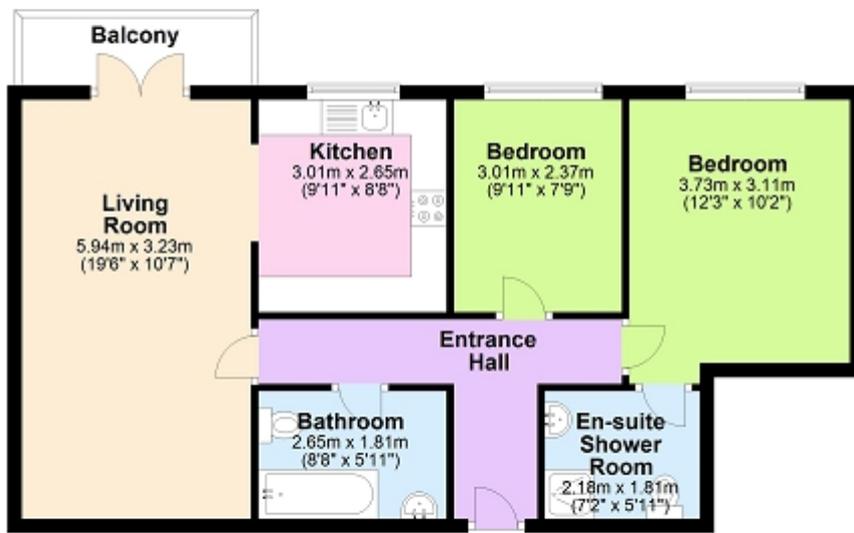
Well tended and now established Communal gardens provide all year round colour to both the front and rear of the complex. Secure "Gated Residents Parking" to the rear.

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### Second Floor

Approx. 64.5 sq. metres (694.2 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92+) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92+) <b>A</b>		
(81-91) <b>B</b>	81	81	(81-91) <b>B</b>	84	84
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC			<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

