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45 Homeheather House
Redbridge, Essex IG4 5EF
Price £99,995

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**** CHAIN FREE **** We are pleased to offer for sale this one bedroom first floor flat located in a popular RETIREMENT development exclusively for the over 60's close to local amenities and Central Line stations offering excellent links to both the City and West End. The property boasts spacious living accommodation including Lounge, Kitchen, Fitted Bedroom and Shower Room/WC. The property also has the added benefits of Security Entry Phone System and Lift to all floors. This retirement development benefits from Guest Room, Communal Laundry Room, Communal Lounge, Emergency Pull Cord System and House Manager.

COMMUNAL ENTRANCE

Security entry phone system, access to communal lounge and laundry room. Lift access to all floors.

ENTRANCE HALL

Entrance door, meter and storage cupboard also housing water cylinder, access to all rooms.

LOUNGE 17'4 x 10'6 (5.28m x 3.20m)

Security entry phone, electric heater, two light double glazed window, coved cornice, two wall light points, open to:

KITCHEN 7'3 x 5'4 (2.21m x 1.63m)

Base and wall units, working surfaces, cupboards and drawers, sink bowl with mixer tap, coved cornice, part tiled walls.

BEDROOM 13'9 x 8'7 (4.19m x 2.62m)

Double glazed window, electric heater, built-in wardrobes with matching drawers, coved cornice.

SHOWER ROOM 6'6 x 5'4 (1.98m x 1.63m)

Walk-in shower cubicle, low level wc, vanity unit with wash hand basin and mixer tap, coved cornice, tiled walls.

EXTERIOR

Communal Gardens. Communal Parking.

LEASE

We have been advised by our vendor client that they are in the process of extending the current lease to 120 years which will then be assigned to the new incoming owner. This does need to be verified by the respective solicitors.

SERVICE CHARGE

£3313.22 paid half yearly.

GROUND RENT

£511.26 paid half yearly.

COUNCIL TAX

London Borough of Redbridge - Band C

AGENTS NOTE (LEASE ETC)

The above details have been provided in good faith and will need to be verified by the respective solicitors.

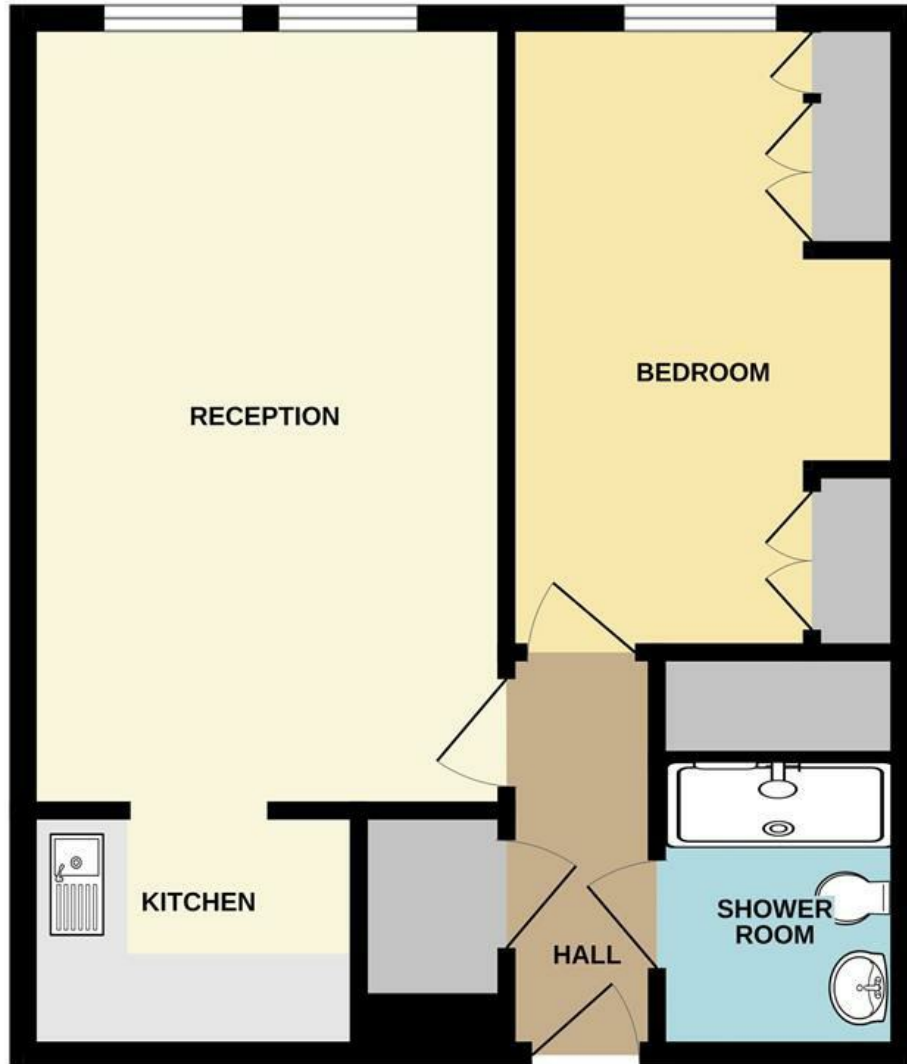
AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these

particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



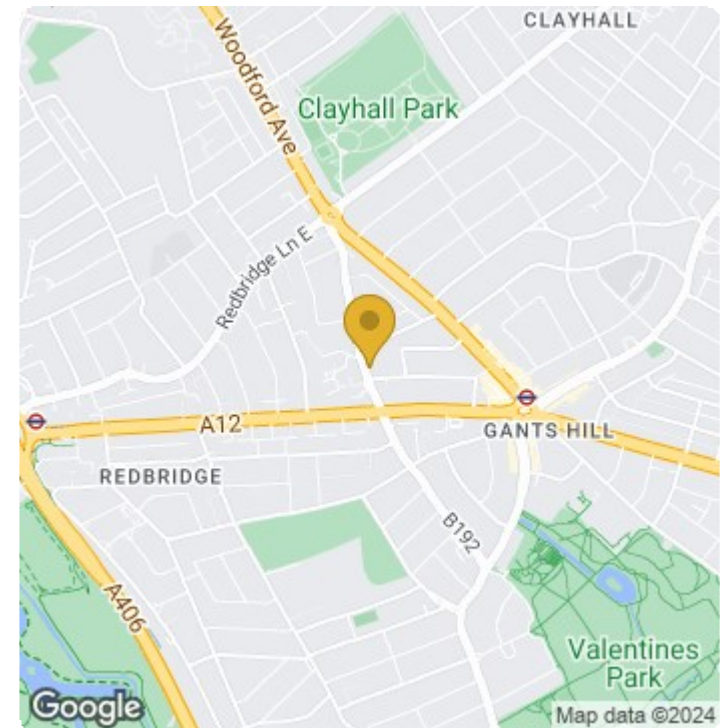
FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 426 sq.ft. (39.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	81
(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	

