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EST 1976



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Beehive Lane
Ilford, Essex IG4 5EF
Price £199,995

NO PARKING
TURNING POINT
AMBULANCES
ONLY

Beehive Lane, Ilford, Essex IG4 5EF

**** CHAIN FREE **** We are pleased to offer for sale a RARE TWO BEDROOM first floor apartment located in this 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 Bedrooms and Bathroom/WC. The development benefits from Guest Room, Communal Laundry Room, Communal Lounge, Emergency Pull Cord System and House Manager.

COMMUNAL ENTRANCE HALL

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

ENTRANCE HALL 23' x 3' (7.01m x 0.91m)

Entrance door, storage cupboard housing hot water tank, doors to:

LOUNGE 23' narrowing to 7' x 17'7' narrowing to 9'9' (7.01m narrowing to 2.13m x 5.36m narrowing to 2.97)
Double glazed window with tilt & turn opening casement, further tilt & turn window to flank, four wall light points, coved cornice, 3KW Dimplex advanced panel heater, archway to:

KITCHEN 12'7' x 5'4' (3.84m x 1.63m)
Wall and base units, working surfaces, cupboards and drawers, built-in oven with electric hob and extractor fan over, recess currently housing fridge/freezer, stainless steel sink top with mixer tap, part tiled walls, coved cornice.

BEDROOM ONE 15'8' x 9'6' (4.78m x 2.90m)
Fitted wardrobes to one wall, double

glazed tilt & turn window, storage heater, coved cornice.

BEDROOM TWO 12'1' x 8'8' (3.68m x 2.64m)

Extensive range of fitted wardrobe cupboards with matching dressing table, drawers and bedside tables, storage heater, coved cornice, double glazed window with tilt & turn opening casement.

BATHROOM 6'7' x 5'5' (2.01m x 1.65m)
Panel enclosed bath with separate thermostatically controlled shower unit over, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, heated towel rail. extractor fan.

EXTERIOR

Surrounding Communal Gardens and Parking.

LEASE

61 years remaining.

GROUND RENT

£586.06 per annum - Paid six monthly

SERVICE CHARGE

£4417.64 per annum - Paid six monthly

COUNCIL TAX

London Borough of Redbridge - Band D.

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.

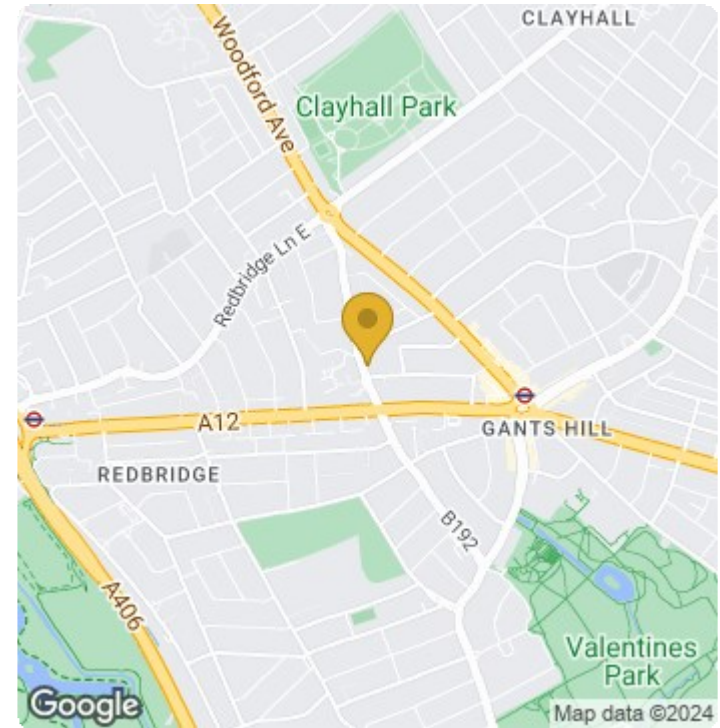


TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

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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FIRST FLOOR
806 sq.ft. (74.9 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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