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Beehive Lane
Redbridge, Essex IG4 5EL
Price £220,000

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**** CHAIN FREE **** We are pleased to offer for sale a RARE TWO BEDROOM second floor apartment located in this popular RETIREMENT development exclusively for the over 55's close to local amenities and Central Line stations offering excellent links to both the City and West End. This warden controlled development, offers emergency Pull Cord System a spacious communal area with kitchen facilities, ideal for social gatherings and communal gardens. The property boasts spacious living accommodation including Lounge, Kitchen, Fitted Bedrooms and shower room/WC. The development benefits from Communal Lounge and House Manager.

COMMUNAL ENTRANCE HALL

Entry phone system, lift access to all floors.

ENTRANCE HALL

Entrance door, access to loft space, coved cornice, storage heater, entry phone system, emergency pull cord, storage/airing cupboard, doors to:

LOUNGE 19'2 into bay x 13'2 to extremes (5.84m into bay x 4.01m to extremes)

Six light double glazed square bay, storage heater, coved cornice, two ceiling fans, emergency pull cord, open to:

KITCHEN 9'6 x 6'10 (2.90m x 2.08m)

Range of wall and base units, working surfaces, cupboards and drawers, built-in eye level oven, four ring electric hob with extractor fan over, stainless steel sink unit with mixer tap, part tiled walls, plumbing for washing machine, recess for tumble dryer, coved cornice, wood strip flooring.

BEDROOM ONE 15'9 x 9'5 (4.80m x 2.87m)

Fitted wardrobes with high level storage, three light double glazed window, coved cornice.

BEDROOM TWO 10'10 x 7'1 (3.30m x 2.16m)

Two light double glazed window, coved cornice.

SHOWER ROOM 7'5 x 5'8 (2.26m x 1.73m)

Double walk-in shower cubicle with mixer tap, hand held shower attachment and glazed door, tiled walls, vanity unit with wash hand basin and mixer tap, raised wc, extractor fan, wall mounted electric heater, emergency pull cord.

COMMUNAL GARDENS

Surrounding communal gardens.

COMMUNAL PARKING

Communal Parking.

LEASE

approx 63 years remaining

GROUND RENT

£148.64 every 6 months

SERVICE CHARGE

£297 per month

COUNCIL TAX

London Borough of Redbridge - Band E

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.



SECOND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.6 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

