



Vienna Close, Ilford, IG5 0PX  
Offers In The Region Of £120,000









# Vienna Close

Ilford, IG5 0PX

- Retirement Flat (Over 60's)
- Lift Access
- Fitted Kitchen
- Double Bedroom with Fitted Wardrobe
- EPC 78C
- Second Floor
- Communal Gardens
- Modern Fitted Bathroom
- Warden-Assisted

Sandra Davidson are pleased to present an opportunity to acquire this very well presented, ONE BEDROOM RETIREMENT APARTMENT for residents over the age of 60 in a sought after development with walking distance to transport links and local shops.

This SECOND FLOOR apartment features ONE FITTED BEDROOM, fitted kitchen, lounge and bathroom suite. Further facilities include; a lift, communal living rooms and GARDENS, hairdressers and library, VISITORS PARKING SPACE, emergency assistance and on site warden.

This property is offered CHAIN FREE, can only be appreciated by an internal inspection and comprises:-



## Entrance

Via communal entrance with stairs and lifts to all floors, door to communal lounge, library, hairdressers and gardens.

Own front door into entrance hall with fitted carpet, light, pull cord alarm, fitted cupboard housing how water cylinder, storage heater, doors to:

## Lounge

18'4" x 9'7" (5.59m x 2.92m)

Double glazed window to front, fitted carpet, light, pull cord alarm, storage heater, telephone entry system opening to:

## Kitchen

8'0" x 5'8" (2.43m x 1.73m)

Fitted wall and base units, work surface with tiled back-splash, four ring hob with extractor hood above, one bowl stainless sink with drainer, space and services for washing machine, space for fridge/freezer, vinyl flooring, double glazed window to front





**Bedroom** 13'7" x 8'8" (4.14m x 2.65m)  
Double glazed window to front, fitted cupboards, light, fitted carpet, pull cord alarm

**Bathroom** 6'8" x 5'6" (2.04m x 1.67m)  
Suite comprising walk in shower enclosure with pull down seat, grab rails and shower screen, low level WC, hand wash basin inset to vanity unit, medicine cabinet with mirrored doors, 12V shaver socket, extractor fan, vinyl flooring, light, grab rail, tiled walls

**Exterior**  
Communal gardens and parking.

**Additional Information**  
Local Authority: Redbridge  
Council Tax Band D  
EPC 78C  
Annual Ground Rent: £200  
Annual Service Charge: £2,100  
90 years remaining on the lease

**Agent's Note**  
Please note that no services or appliances have been tested by Sandra Davidson Estate Agents

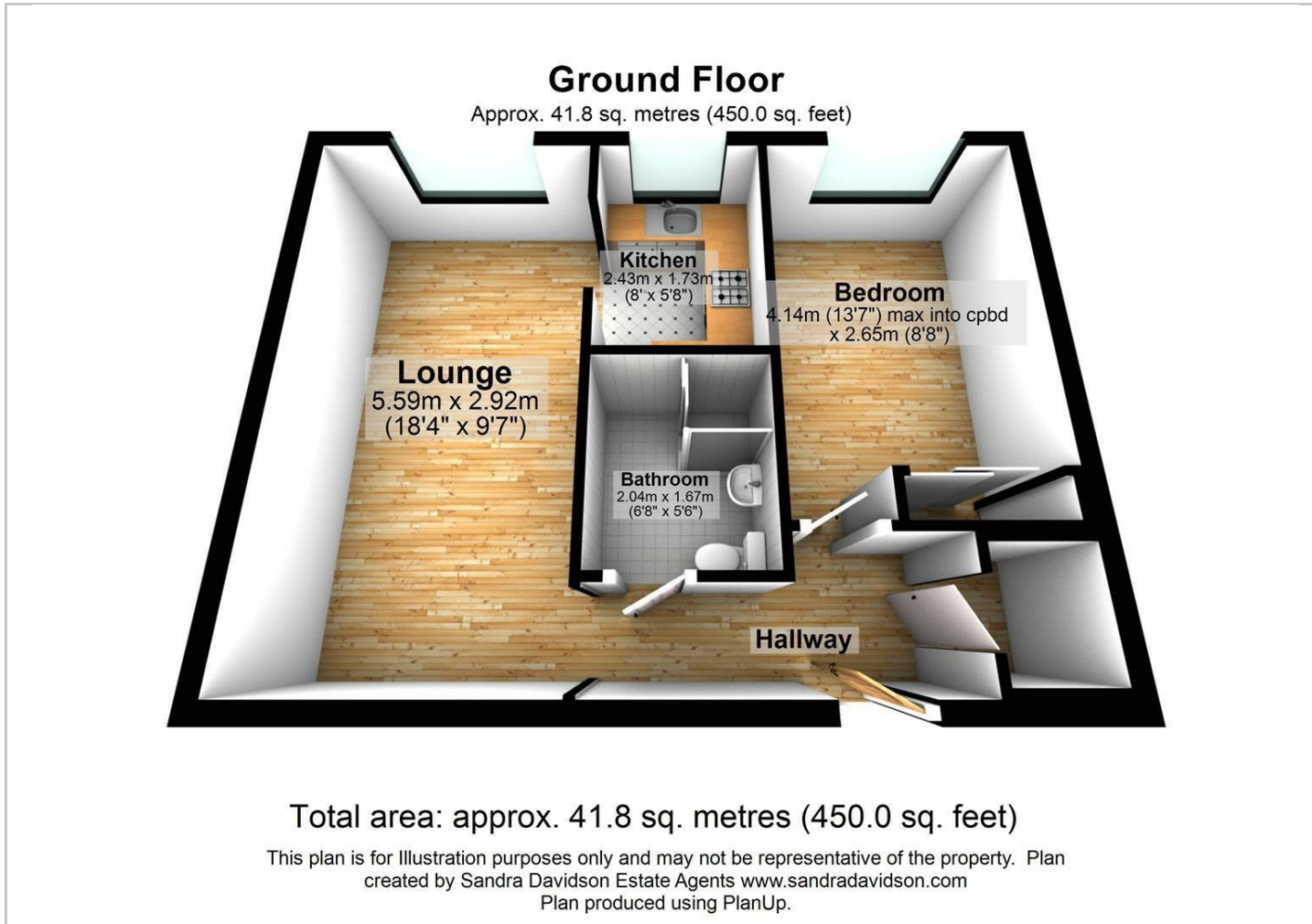








## Floor Plans



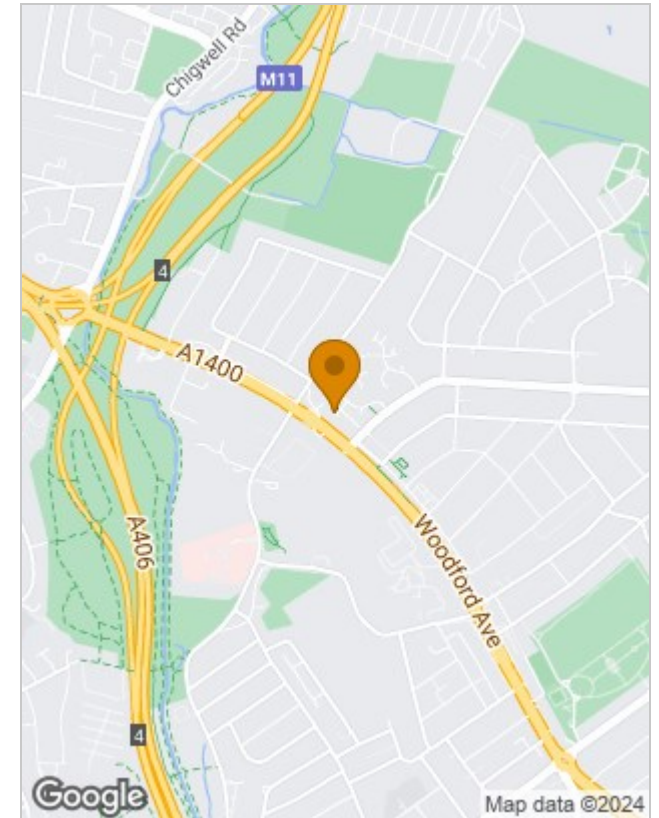
## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	