



Limewood Court, Beehive Lane, Ilford, IG4 5EL

Asking Price £115,000







# Limewood Court, Beehive Ilford, IG4 5EL

Local Authority: Redbridge  
Tax Band: D

- GREAT LOCATION NEAR CLAYHALL/GANTS HILL
- ASSISTED LIVING
- FULLY-FITTED MODERN KITCHEN
- LOVELY COMMUNAL GARDENS
- 63 YEAR LEASE REMAINING
- CHAIN FREE LARGE 1 BEDROOM APARTMENT
- BRIGHT AND SPACIOUS APARTMENT
- AMPLE PARKING
- MODERN BATHROOM WITH WALK-IN SHOWER AND SHOWER SEATING

## **\*\*CHAIN FREE\*\***

Nestled away in a quiet, yet convenient location and forming part of a popular retirement development is where you will find this one bedroom first floor apartment.

Offered to those who are aged 55 years and over, this property benefits from being warden controlled, residents parking, visitors parking, communal gardens, communal lounge with kitchenette for entertaining, communal gym/pool room, security entryphone system and offered as a chain free sale.

Accommodation comprises spacious lounge, kitchen with appliances, double bedroom with built-in wardrobe and bathroom.

This fantastic property is located less than half a mile of many local amenities, including supermarkets, pharmacies, restaurants and coffee shops. Equally convenient, is Gants Hill Central Line station and local bus routes to neighbouring towns.

Harvester restaurant and bar is found on Beehive Lane and just a short stroll from the development.

For those who enjoy outdoor spaces, the award winning Valentines Park with its attractive gardens and waterways is just a short walk away.

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**ENTRANCE HALL** 11'8" 3'2" (3.56m 0.98m)  
Wooden-laminate flooring, Electric radiator and doors leading to bathroom, living room, bedroom and storage closet.

**LIVING ROOM** 16'2" x 9'4" (4.95m x 2.87m)  
Wooden-laminate flooring, emergency cord to notify assistance, double-glazed window facing the communal gardens and two ceiling lights with built-in fans.

**KITCHEN** 7'9" x 7'7" (2.37m x 2.33m)  
Wooden-laminate flooring, tiled walls, fully-fitted kitchen with lots of cabinet space, electric hob, built-in oven/grill, sink, washer/dryer, extractor unit and tube-light.

**BEDROOM** 16'2" x 9'4" (4.95m x 2.87m)  
Wooden-laminate flooring, electric radiator, double-glazed windows facing the communal gardens, built-in wardrobes, extra built-in chest storage, and ceiling light with built-in fan.





**BATHROOM** 7'7" x 5'11" (2.33m x 1.81m)  
Fully-tiled bathroom, walk-in shower with double seats, with emergency cord to notify assistance, low-level W.C., hand-wash basin, and a separate bidet.

**STORAGE CLOSET** 8'7" x 2'5" (2.63m x 0.74m)  
Wooden-laminate flooring, storage space, meters and water tank.



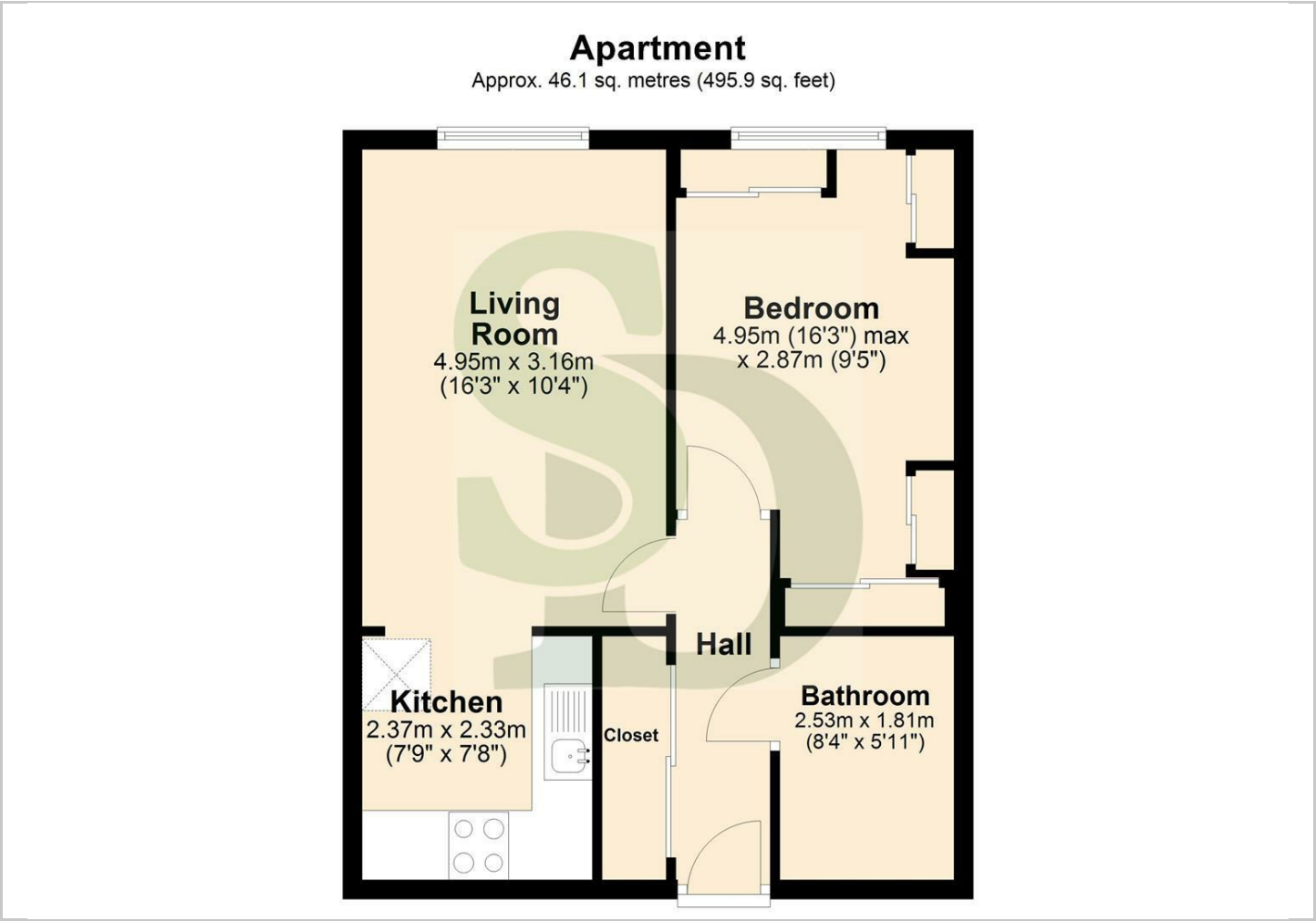








Floor Plans

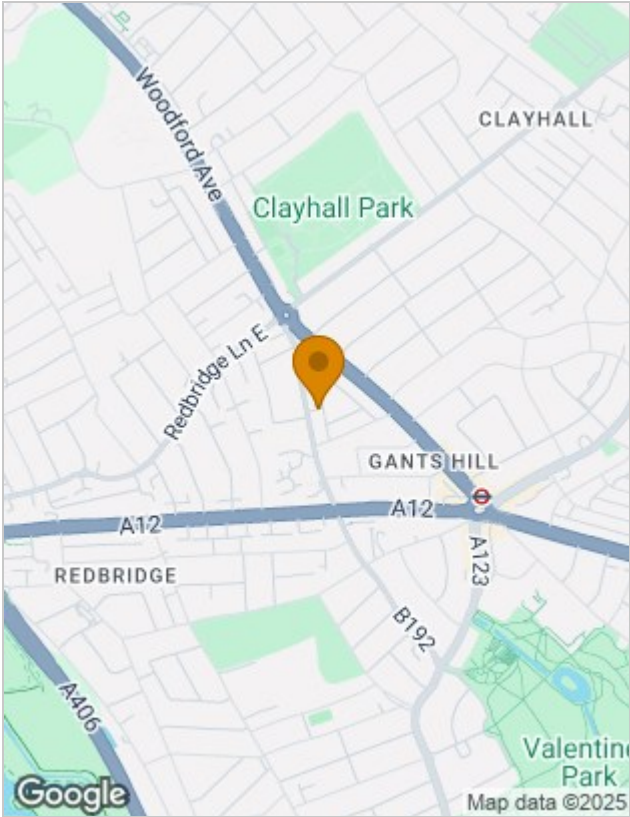


Viewing

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.

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(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	