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## 51 Limewood Court Beehive Lane, Ilford, IG4 5EL

\*\*\* OVER 55'S ONLY \*\*\* We are pleased to offer for rent this ONE 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 Bedroom and shower room/WC. The development benefits from Communal Lounge and House Manager.



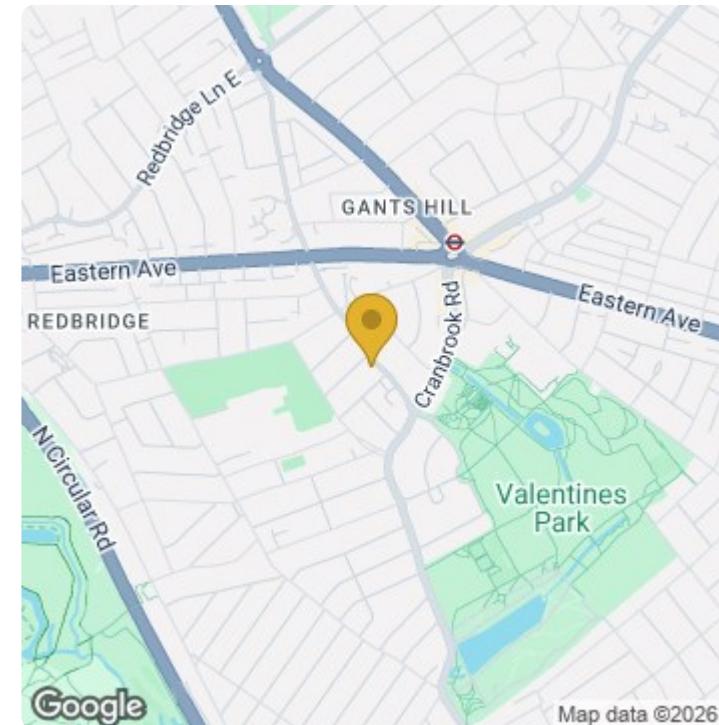
GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 469 sq.ft. (43.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms and any other items or appliances shown or referred to are approximate only and no responsibility is taken for any error, omission or mis-statement. The 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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