



Heron Court Morland Road Ilford, IG1 4EW

Being sold via Pattinsons Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000. Edward Chase presents this delightful and well-presented retirement apartment located on the first floor of a sought-after development, offering secure, comfortable, and low-maintenance living — ideal for those aged 55+ seeking independence with community support. The property features a light and spacious living and dining room, a separate fitted kitchen, and a generous double bedroom with built-in wardrobe. The contemporary bathroom completes the interior. Residents also benefit from access to well-kept communal gardens, perfect for relaxing outdoors. Key benefits and facilities include:

- Lift access to all floors — ideal for easy mobility.
- Comfortable communal lounge and regular social activities.
- On-site laundry facilities and guest accommodation available.
- Resident management staff and 24-hour Careline alarm system for peace of mind.



- EPC Rating B, Council Tax Band C, London Borough of Redbridge
- Investors Can Purchase This Property For Rental Returns
- First Floor Flat with Lift & Staffing

- 1 Bedroom First Floor Flat in Retirement Home +55 aged Residents Only
- 101 Years Remaining on Lease which Can be Extended
- Communal Room, Laundry Room & Communal Games, On site Parking

Offers in Excess of £85,000

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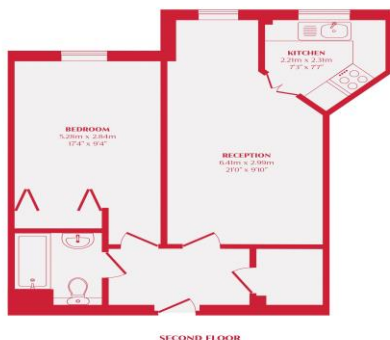
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Location is excellent — within easy reach of local shops, cafés

and leisure amenities, with peaceful green spaces nearby such as Goodmayes Park and South Park. Transport connections are superb, including Goodmayes Station on the Elizabeth Line, frequent local buses, and easy access to the A12 and A406, ensuring quick journeys into Central London and beyond. A fantastic opportunity for retirement living in a welcoming community. Letting & Selling Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings, Sales & Management service. If you would like a free property appraisal to gauge the rental potential, selling price or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialize in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside,



EDWARD CHASE
MORLAND ROAD IG1
Approximate Gross Internal Area
46.24 m² / 497.72 sq ft



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (together in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 81 B | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.