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33 Limewood court Beehive Lane
Ilford, Essex IG4 5EL
Price £119,000



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*** CHAIN FREE *** Arbon & Miller are delighted to offer for sale this first floor one bedroom retirement flat suitable for buyers over 55 years of age. The property offers a large spacious lounge, open to a fitted kitchen, modern fitted shower room and large double bedroom. With secure entry system, safety pull cords throughout with a warden on site. Additionally there is a communal lounge, games room, salon, communal gardens and parking on site. Call now for further information and arrange a suitable viewing.

COMMUNAL ENTRANCE HALL

Entry phone system, lift access to all floors.

ENTRANCE HALL 10'7 x 3'2 (3.23m x 0.97m)

Security entry phone system, electric radiator, storage cupboard, coved cornice, door to:

LOUNGE 18'6 into bay x 10'4 (5.64m into bay x 3.15m)

Six light double glazed square bay window, coved cornice, emergency pull cord., open to:

KITCHEN 8' x 7'5 (2.44m x 2.26m)

Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top unit with mixer tap, four burner electric hob with extractor fan over, eye level oven, part tiled walls, coved cornice.

BEDROOM 16'3 into wardrobe recess x 9'4 (4.95m into wardrobe recess x 2.84m)

Range of fitted wardrobes with high level storage, electric radiator, coved cornice, two light double glazed window, emergency pull cord.

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

Double walk-in shower unit with mixer tap and hand held shower attachment over with glazed screen, vanity unit with wash hand basin with mixer tap and storage under, low level wc, part tiled walls, extractor fan, electric heater, emergency pull cord.

COMMUNAL GARDENS

Communal Gardens.

COMMUNAL PARKING

Communal Parking.

COUNCIL TAX

London Borough of Redbridge - Band D

LEASE

63 years remaining.

GROUND RENT

£123.86 per 6 monthly.

SERVICE CHARGE

£2736.00 per annum.

AGENTS NOTE (LEASE ETC)

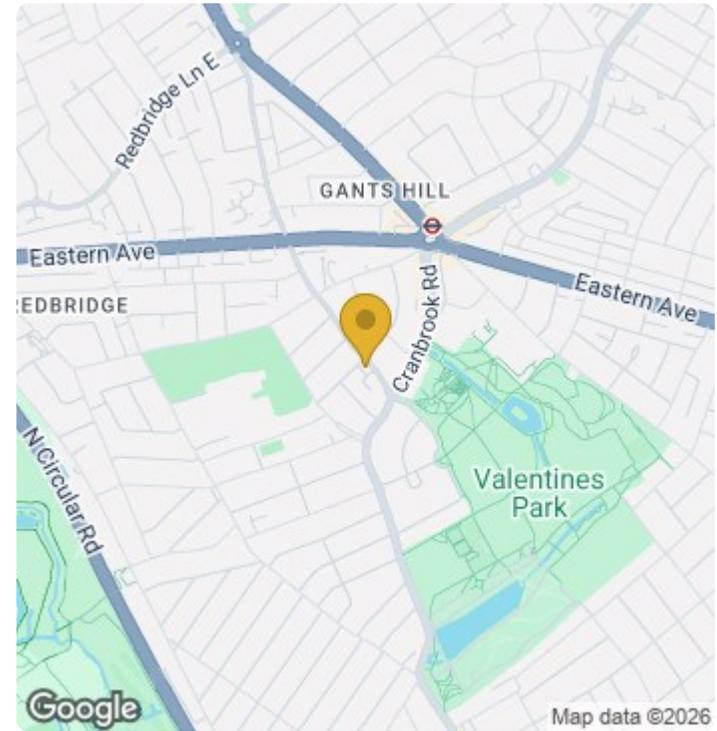
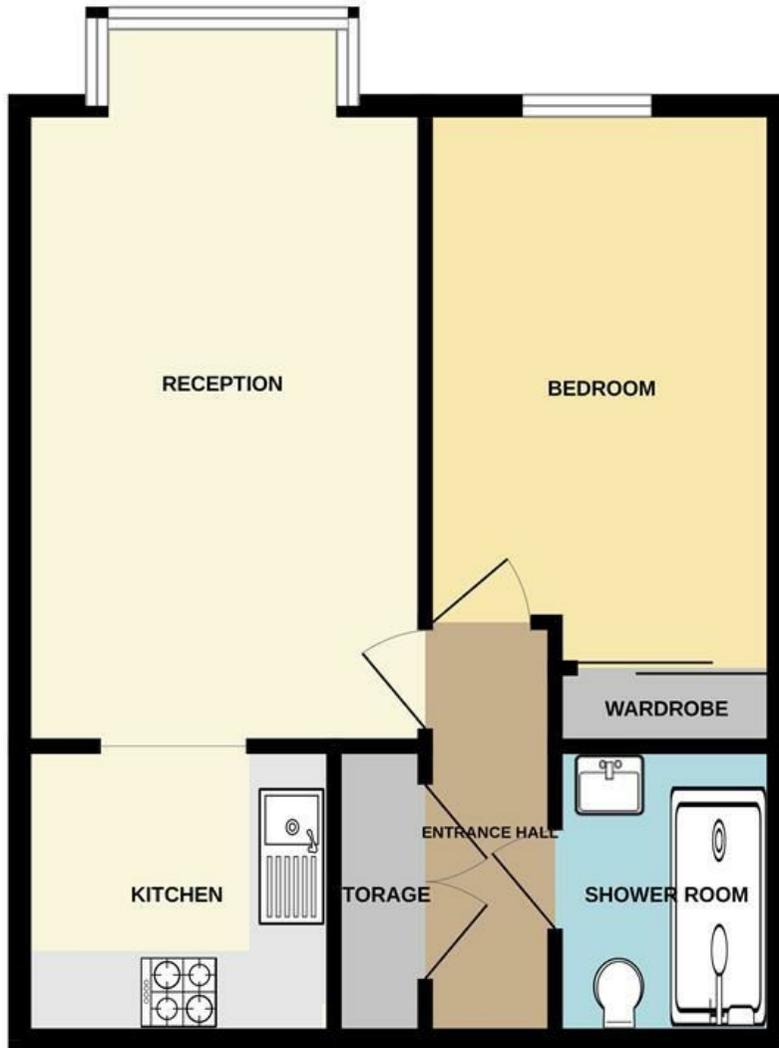
The above details have been provided in good faith and will need to be verified by the respective solicitors.

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.



GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 82 | 84 |
| (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 | |

TOTAL FLOOR AREA : 473 sq.ft. (44.0 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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