



Beehive Lane, Ilford, IG4 5EL

Asking Price £160,000

- Ground Floor Retirement Flat For Sale
- Two Bedrooms
- Shower Room
- Parking Available On-Site
- Available to Over 55's Only
- Good Sized Living/Dining Room
- Communal Lounge, Games Room, Salon & Gardens
- Lease Length Remaining 94 years / Ground Rent £320pa / Service Charge £3893.40pa

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Caplen Estates is pleased to offer for sale this ground floor two bedroom retirement flat which is offered chain free and located within the smaller block on this development of Limewood Court, Gants Hill. The property is a retirement property and is suitable for buyers over 55 years of age.

The property offers a secure entry system with a warden on site. When entering the apartment the property benefits from a spacious lounge/dining room, kitchen with ample storage and space for appliances. The main bedroom includes fitted wardrobes, the second bedroom is a good size plus there is shower room. Additionally there is a communal lounge, games room, salon, communal gardens and parking on site. Call our sales team on 0203 937 7733 to arrange a viewing.

Lease Length Remaining 94 years / Ground Rent £320pa / Service Charge £3893.40pa



Council Tax Band: E



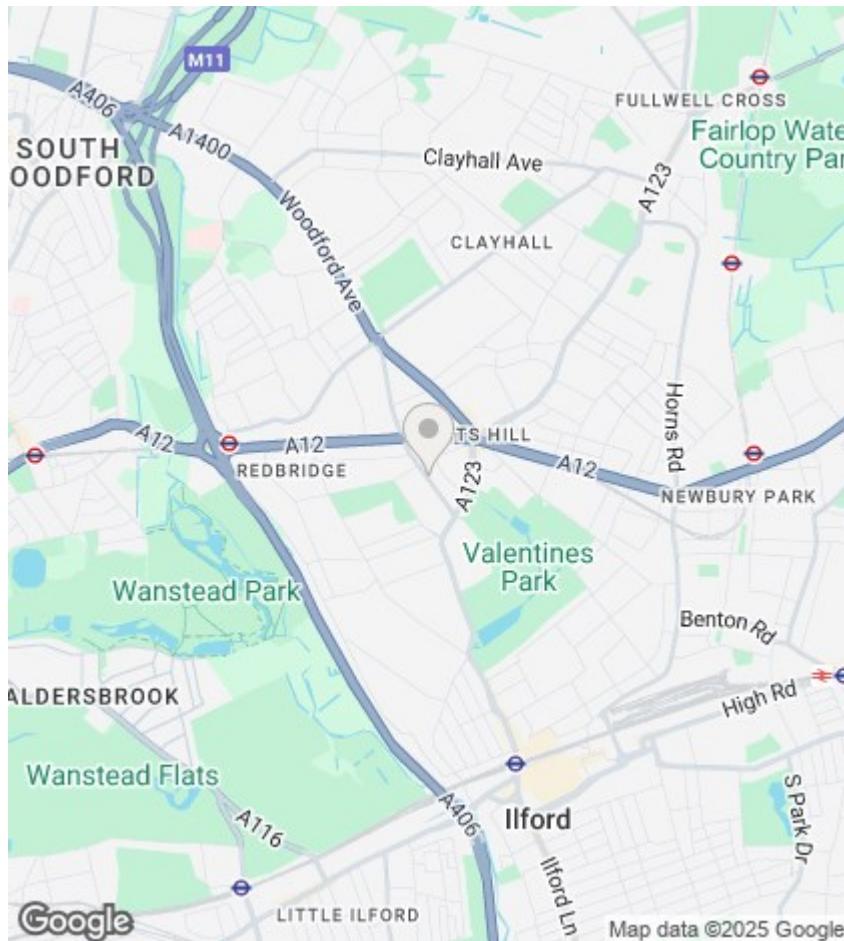
Lounge/Dining Room
4.39m x 4.22m (14'5" x 13'10")

Kitchen
3.02m x 1.85m (9'11" x 6'1")

Bedroom One
4.25 x 2.98 (13'11" x 9'9")

Bedroom Two
3.08 x 2.11 (10'1" x 6'11")

Shower Room
2.29m x 2.01m (7'6" x 6'7")



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		
England & Wales		EU Directive 2002/91/EC

EPC Rating

C

Council Tax Band

E

Viewings

Viewings by appointment only.
Call 0203 937 7733 to make an appointment.

Ground Floor

Approx. 58.8 sq. metres (632.9 sq. feet)

