

PAYNE & Co



**Limewood Court Beehive Lane, Ilford**

Ilford

£95,000

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# Limewood Court Beehive Lane

Ilford

CHAIN FREE!! This one bedroom, ground floor, retirement apartment is located in this popular block and is for residents over the age of 55 only. Conveniently located for major transport links and local shops. The property benefits from bedroom with fitted wardrobes, fitted kitchen, bathroom/WC and large sunlit lounge with double glazed patio doors leading directly on to the communal gardens. The current lease is 99 years from 1st January 1989 (63 years unexpired). we have been advised that the ground rent is £248 and service charge is £2,800. This is a vacant property so please call our sales team for your appointment to view.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Onward Chain
- Retirement Flat
- One Bedroom
- Over 55's Only
- No Pets Allowed
- Communal Garden



GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 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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Payne & Co, 151 Cranbrook Road - IG1 4TA

020 8518 3000 • [ilford@payneandco.co.uk](mailto:ilford@payneandco.co.uk) • [payneandco.co.uk](http://payneandco.co.uk)

A private rental licensing scheme applies to some properties in this area, please contact us before proceeding. Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details. Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.