



Beehive Lane, REDBRIDGE

£100,000

CASH BUYERS AND INVESTORS ONLY!! This one bedroom, ground floor retirement flat is located in this popular block which is conveniently located for major transport links and local shops. The property benefits from bedroom with fitted wardrobes, fitted kitchen, bathroom/WC, large lounge and communal areas. The current lease is 99 years from 1.1.1989, we have been advised by the seller that the ground rent is £20 per month and the service charge is £227 per month. As part of the sale, the seller is to remain as a tenant at the property, rent to be agreed PCM. Please call our Ilford sales team for more information and an appointment to view.

- RETIREMENT FLAT
- ONE BEDROOM
- OVER 55's ONLY
- LEASEHOLD
- COUNCIL TAX - BAND D
- EPC - C

GROUND FLOOR

ENTRANCE

Via security communal door to communal hall, access to communal lounge, laundry room and gardens, own front door to hallway.



HALLWAY

Electric heater, power points, storage cupboard.

LOUNGE

Double glazed window to front, electric heater, power points.



KITCHEN

Range of eye and base units with rolled edge worktops, under counter lighting, electric oven and hob, extractor hood, sink with single drainer and mixer tap, plumbing for washing machine, space for fridge.



BEDROOM

Double glazed window to front, electric heater, power points, built-in cupboards.



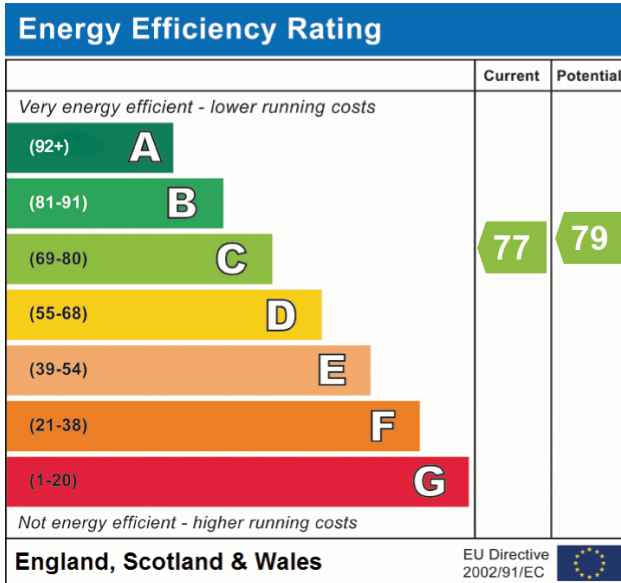
SHOWER ROOM/WC

Tiled floor and walls, walk-in shower, WC, pedestal basin with mixer tap, extractor fan.



AGENTS NOTE

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £300 from the company we recommend.



What's Next?

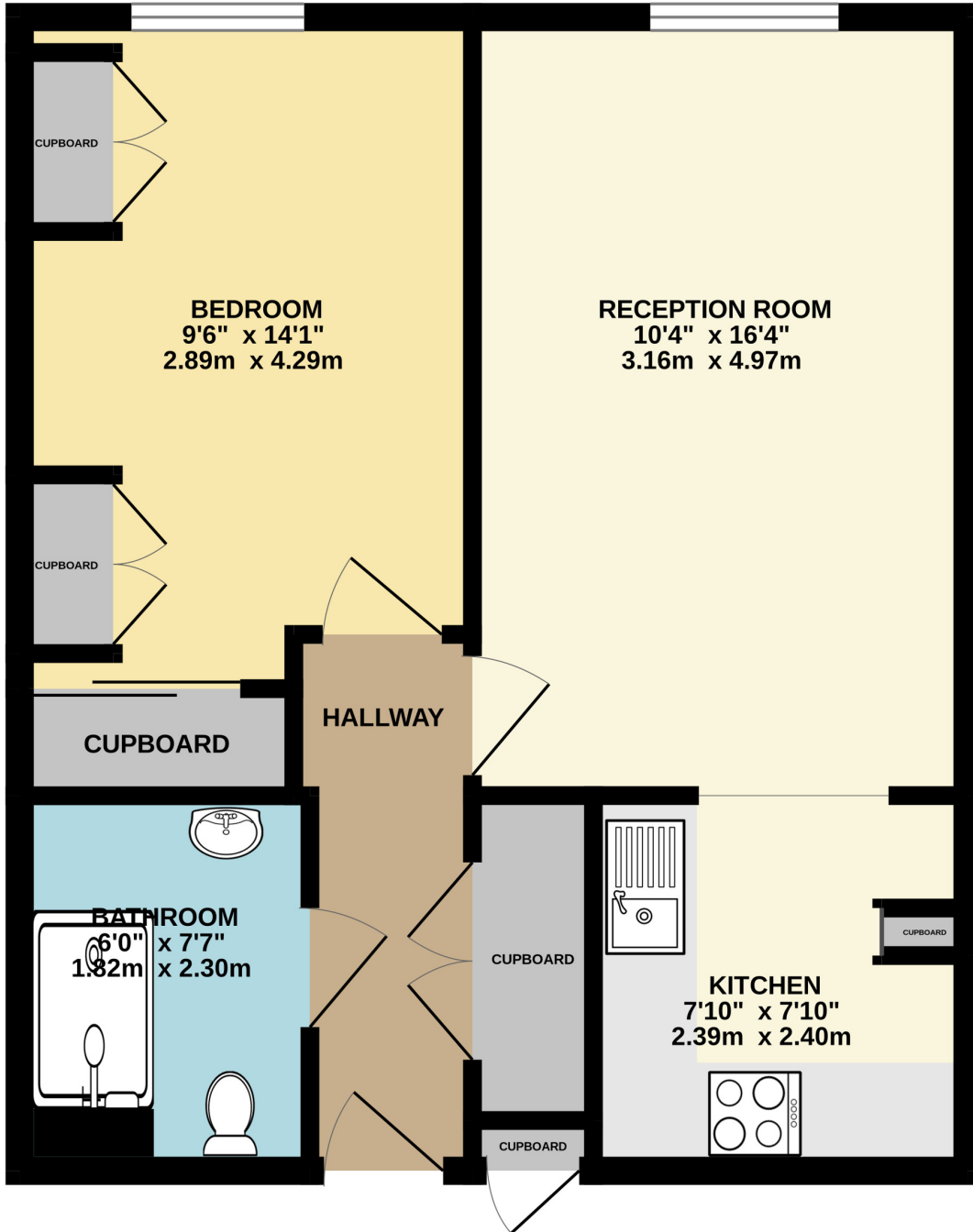
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

Misrepresentations Act 1967: These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Property Misdescriptions Act 1991: The agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property.

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 477 sq.ft. (44.3 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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