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55 Limewood Court Beehive Lane
Ilford, Essex IG4 5EL
Price £105,000



55 Limewood Court Beehive Lane, Ilford, Essex IG4 5EL

**** CHAIN FREE & VACANT **** We are delighted to offer this one-bedroom second-floor retirement apartment, offered to the market vacant and located within this highly sought-after development exclusively for the over 55's. Ideally positioned close to local amenities and Central Line stations, the property provides excellent transport links into both the City and West End, making it perfectly suited for convenient and independent retirement living. The apartment offers bright and well-proportioned accommodation throughout, comprising a spacious lounge, fitted kitchen, double bedroom with fitted storage, and shower room/WC. A particularly unusual and valuable feature of this property is the substantial loft space, accessed via a pull-down ladder, providing excellent additional storage rarely available within similar retirement apartments. This well-maintained, warden-controlled development further benefits from an emergency pull-cord assistance system, attractive communal gardens, a spacious residents' lounge with kitchen facilities ideal for social gatherings, and an on-site House Manager for added peace of mind. Combining comfort, security, and practicality, this rarely available apartment represents an excellent opportunity for those seeking retirement living in a convenient and well-connected location.

COMMUNAL ENTRANCE HALL

Security entry phone doors. Stairs and lift to all floors.

ENTRANCE HALL 11'7 x 3'4 (3.53m x 1.02m)

Coved cornice, storage heater, access to boarded loft, large storage cupboard housing hot water cylinder.

LOUNGE 16'3 x 10'5 (4.95m x 3.18m)

Three light double glazed window, storage heater, coved cornice, part open to:

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

Base and wall units, working surfaces, cupboards and drawers, sink top with mixer tap, oven with hob above, part tiled walls.

BEDROOM 14'2 x 9'4 (4.32m x 2.84m)

Fitted wardrobe cupboards with mirror fronted sliding doors to one wall with further overhead storage, matching bedside tables, two light double glazed window, coved cornice, storage heater.

SHOWER ROOM 7'6 x 5'9 (2.29m x 1.75m)

Shower cubicle with thermostatically

controlled shower unit, tiled walls, pedestal wash hand basin, low level wc, heated towel rail, extractor fan, tiled walls, tiled floor, upright heated towel rail.

COMMUNAL GARDENS

COMMUNAL PARKING

COUNCIL TAX

London Borough of Redbridge - Band D

LEASE

122 years remaining.

GROUND RENT

£125.00 per annum.

SERVICE CHARGE

£2808.00

AGENTS NOTE (LEASE ETC)

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

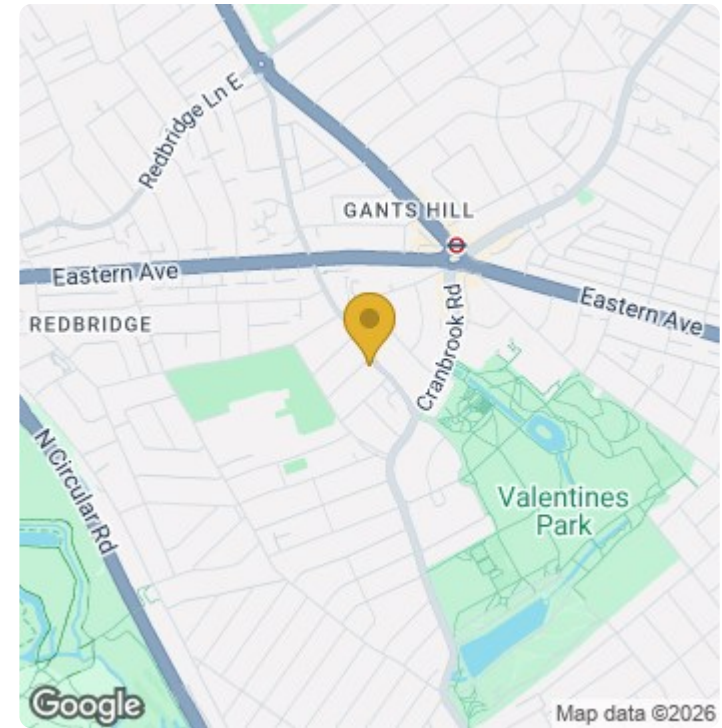
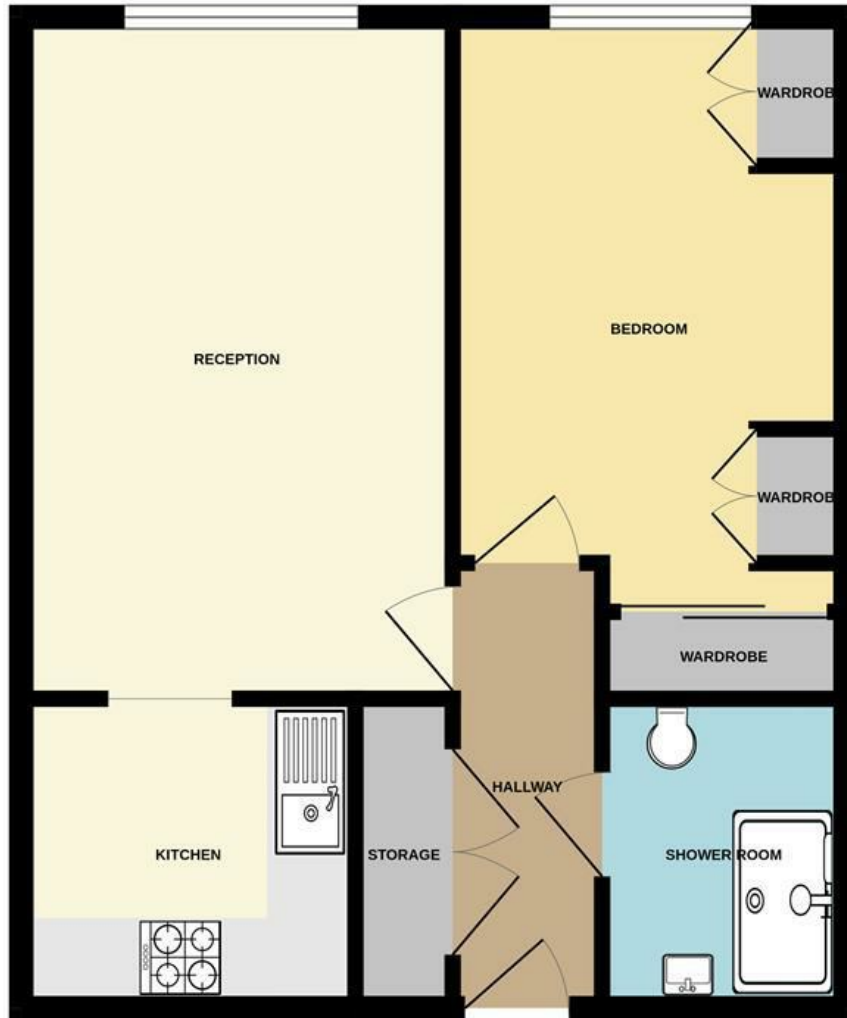
AGENTS NOTE

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
469 sq.ft. (43.6 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(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 : 469 sq.ft. (43.6 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 is given as to their operability or efficiency can be given.
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