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Limewood Court Beehive Lane, Ilford

Guide Price £80,000



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Guide Price £80,000 – £90,000. This one-bedroom retirement apartment, available exclusively to the over-55s, is situated on the first floor of a well-maintained development in the Redbridge area of Ilford. The property is offered to the market with no onward chain, making it an attractive option for buyers seeking a straightforward purchase.

The accommodation comprises a double bedroom with built-in wardrobes, a bright and spacious lounge with room for dining, a separate fitted kitchen with a window, and a bathroom featuring a step-in shower.

Residents benefit from a secure entry system, emergency pull cords throughout, and the presence of an on-site warden, providing additional peace of mind. The development also offers a range of communal facilities, including a residents' lounge, communal gardens, and on-site parking.

The property is conveniently located close to local amenities, with a variety of shops, cafés and everyday services available along nearby high streets around Gants Hill and Redbridge. For outdoor recreation, green spaces such as Clayhall Park and Valentines Park are nearby.

Transport links are provided by Gants Hill Underground station and Redbridge Underground station, both serving the Central line with connections into central London. Stratford can be reached in approximately 10–15 minutes and Liverpool Street in around 20–25 minutes, subject to service conditions. Local bus routes operate along nearby main roads, providing links to Ilford town centre and surrounding areas.

This well-located retirement apartment offers comfortable living with supportive on-site facilities, making it an appealing choice for buyers seeking a community-focused development close to transport links, local amenities and green open spaces.

**Leasehold Information:** Term of Lease: 99 years from 1.1.1989 (approximately 62 years remaining). We have been advised by the vendor that the service charge is £234 per month, the ground rent is £247 per annum. Prospective purchasers are advised to verify these details via their legal representative.

London Borough of Redbridge

Tax Band D – £2,294.58 per annum (2026/2027)

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Over-55s retirement development
- First-floor flat with lift access
- Double bedroom with fitted wardrobes
- Separate lounge with dining space



**Lounge / Diner**

18' 6" x 10' 4" (5.64m x 3.15m)

**Kitchen**

8' 0" x 7' 5" (2.44m x 2.26m)

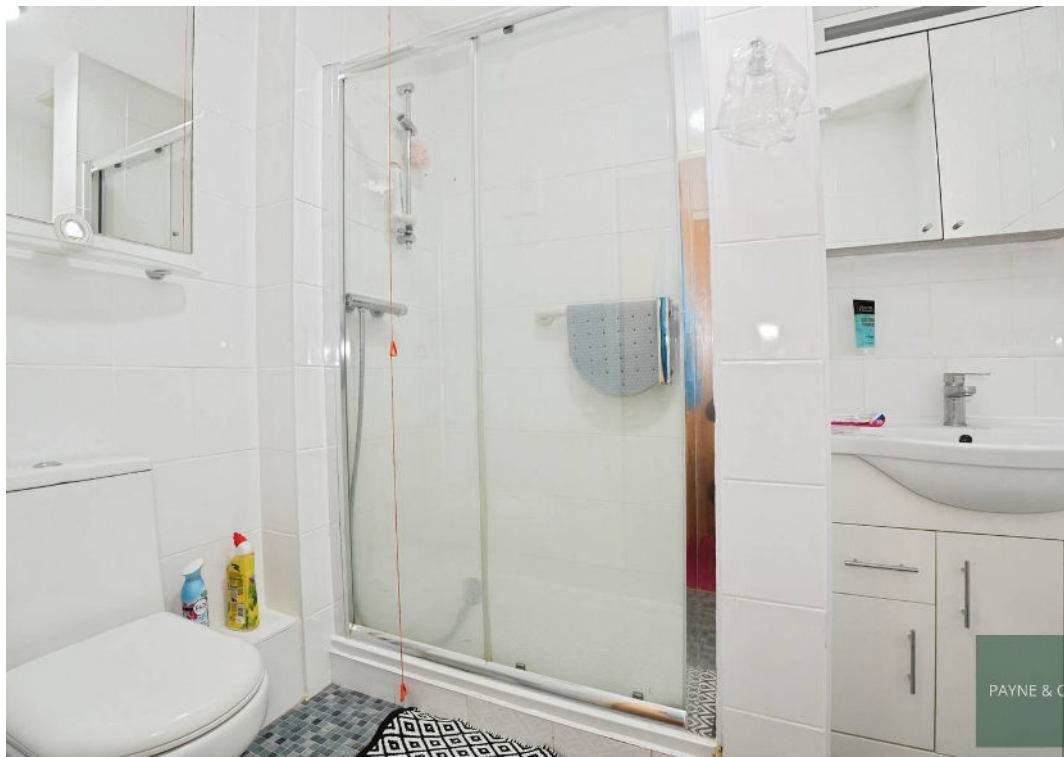
**Bedroom**

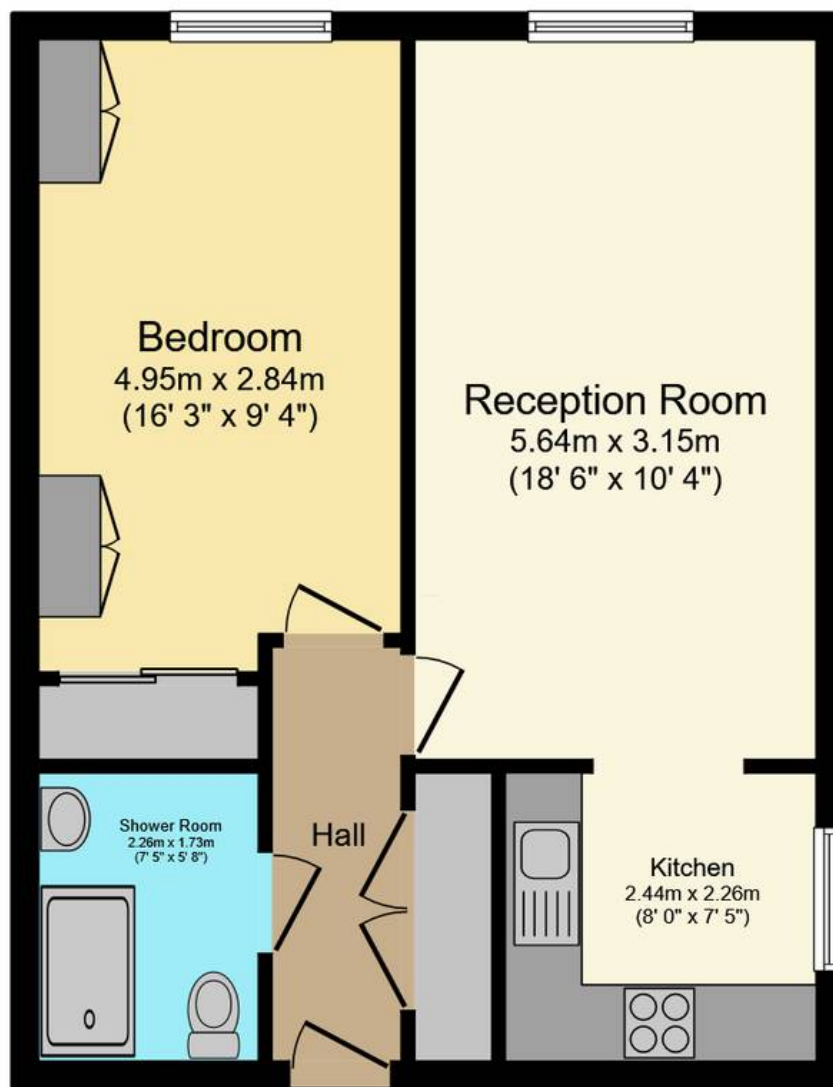
16' 3" x 9' 4" (4.95m x 2.85m)

**Shower Room**

7' 5" x 5' 8" (2.26m x 1.73m)







## Ground Floor

Floor area 44.0 sq.m. (473 sq.ft.)

Total floor area: 44.0 sq.m. (473 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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