

**Auction**

2 bed retirement property to buy

Stoneleigh Road, Ilford, IG5 0JX

£190,000

 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Ground Floor
- ✓ En suite
- ✓ Chain free
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band D**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Arrange a viewing

Vinny Dadhria
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Welcome to Oleastor Court, a ground floor retirement flat, where luxury meets convenience in this stunning two bedroom, two bathroom apartment now available for sale. Situated in an over 55s development, this chain-free property offers a serene and secure living environment. The apartment features a modern en-suite bathroom, spacious rooms, and a secured entrance for peace of mind. Boasting a sought-after location, residents can enjoy the tranquility of communal gardens and the added convenience of allocated parking. This property presents an outstanding opportunity for buyers seeking a comfortable and accessible living space.

Nearby supermarkets offer convenient shopping options, while the Redbridge, Bergholt Avenue bus stop (0.78km) provides easy access to public transportation.

For leisure and entertainment, residents can explore the vibrant dining scene with restaurants just a short distance away. The renowned Stratford Westfield Shopping Centre, Barkingside and Gants Hill high street are all within reach for a premium shopping experience. Furthermore, essential healthcare facilities are easily accessible.

Additionally, the property is within close proximity to Clayhall Park (0.41km) and other recreational areas, offering residents the opportunity to enjoy the outdoors.

With a plethora of amenities at your doorstep, this apartment in Oleastor Court presents an exceptional opportunity for buyers looking to embrace a vibrant lifestyle in a prime location in your retirement.

Reception: 16'2" x 16'1" (4.93m x 4.89m)

Kitchen: 9'10" x 5'11" (3.00m x 1.80m)

Bedroom 1: 12'10" x 11'11" (3.91m x 3.63m)

En-suite: 9'1" x 6'10" (2.76m x 2.08m)

Bedroom 2: 11'11" x 7'9" (2.63m x 2.25m)

Bathroom: 7'8" x 6'0" (2.33m x 1.83m)

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 105

Annual Service Charge Amount: £4,704.00

Price: Starting Bid £190,000

Property Type: Retirement property

Parking: Allocated

Year built: 2006

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

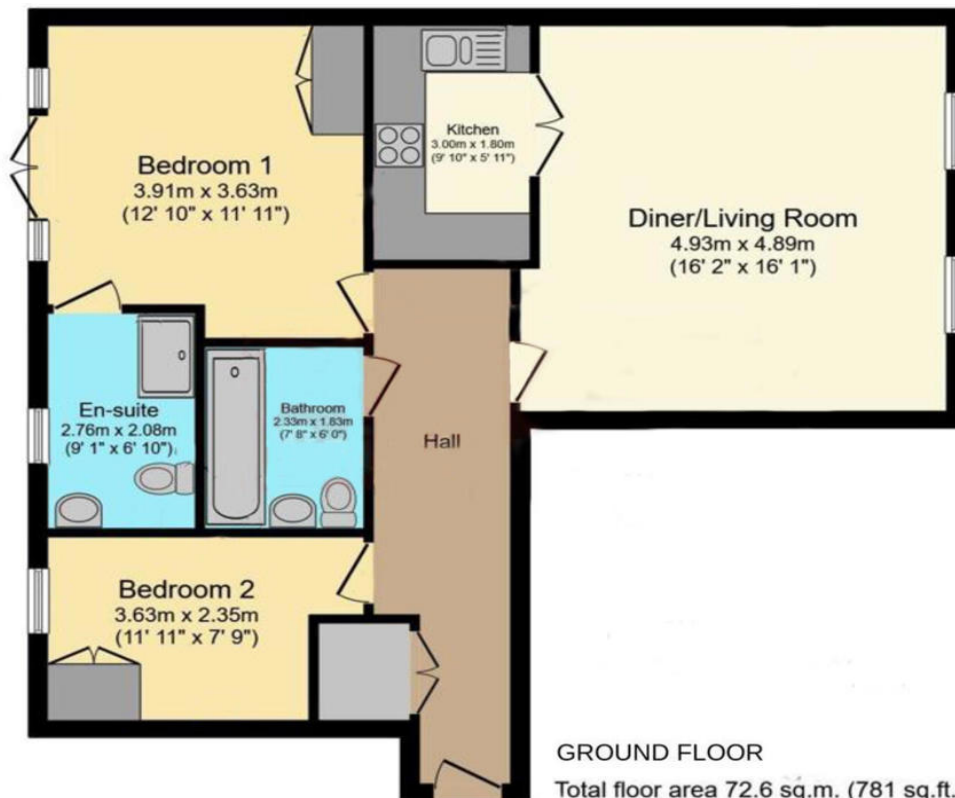
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



GROUND FLOOR

Total floor area 72.6 sq.m. (781 sq.ft.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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