



## 1 bed apartment to buy in IG1

Morland Road, Ilford, London, IG1 4EW

**£85,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ EPC Rating B, Council Tax Band B, London Borough of Redbridge
- ✓ 1 Bedroom Second Floor Flat in Retirement Home +60s aged Residents Only
- ✓ Investors Can Purchase This Property For Rental Returns
- ✓ 101 Years Remaining on Lease which Can be Extended

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Being sold via Pattinsons Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000.

Edward Chase presents this delightful and well-presented retirement apartment located on the second floor of a sought-after development, offering secure, comfortable, and low-maintenance living — ideal for those aged 60+ seeking independence with community support.

The property features a light and spacious living and dining room, a separate fitted kitchen, and a generous double bedroom with built-in wardrobe. The contemporary bathroom completes the interior. Residents also benefit from access to well-kept communal gardens, perfect for relaxing outdoors.

Key benefits and facilities include:

- Lift access to all floors — ideal for easy mobility.
- Comfortable communal lounge and regular social activities.
- On-site laundry facilities and guest accommodation available.
- Resident management staff and 24-hour Careline alarm system for peace of mind.

Location is excellent — within easy reach of local shops, cafés and leisure amenities, with peaceful green spaces nearby such as Valentines Park. Transport connections are superb, including Ilford Station on the Elizabeth Line, frequent local buses, and easy access to the A12 and A406, ensuring quick journeys into Central London and beyond.

A fantastic opportunity for retirement living in a welcoming community.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 101

Annual Ground Rent Amount: £790.00

Annual Service Charge Amount: £3,282.00

Price: Starting Bid £85,000

Property Type: Apartment

Parking: Off Street

Year built: 2002

Construction materials: Brick and block

Roofing type: Slate 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: Yes

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



# MORLAND ROAD IG1

Approximate Gross Internal Area  
46.24 m<sup>2</sup> / 497.72 sq ft



**SECOND FLOOR**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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