

Flat 23, Oak Lodge 56 Cambridge Road, London, E11 2PS



Offers in excess of £155,000

Flat 23, Oak Lodge 56 Cambridge Road, London, E11 2PS

*** RETIREMENT LIVING - OVER 55s ***

*** LEASEHOLD ***

McDowalls are pleased to present to the market this One Bedroom Flat, located on Cambridge Road. Potential residents MUST BE 55 years or older, and are able to enjoy a range of facilities and local amenities. Close by to Wanstead High Street, Leytonstone High Road and various tube stations. The building itself includes a lift, communal spaces such as a garden, lounge and laundry room.

The 2nd floor flat on offer features one double bedroom, a through lounge and dining area with lots of space, fitted kitchen and a modern tiled bathroom with a full-size bath tub with over tub mains shower & glass screen.

TENURE - Leasehold

LEASE - 77 Years Remaining (99 Years From January 2004)

GROUND RENT - £0

SERVICE CHARGE - £3120 pa

PARKING - Communal Car Park

LOCAL AUTHORITY - London Borough of Redbridge

COUNCIL TAX - Band B (£1625 pa)

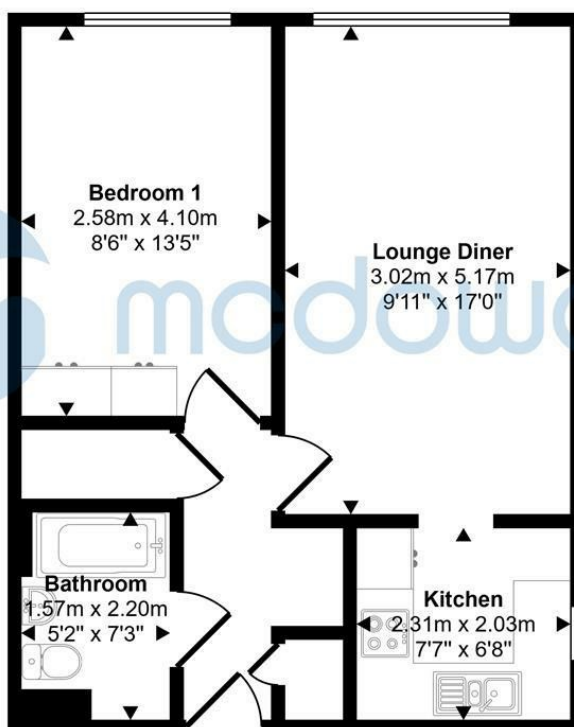
EPC - Band C (Expires July 2033)

WATER / SEWAGE - Mains

GAS - Mains

ELECTRIC - Mains

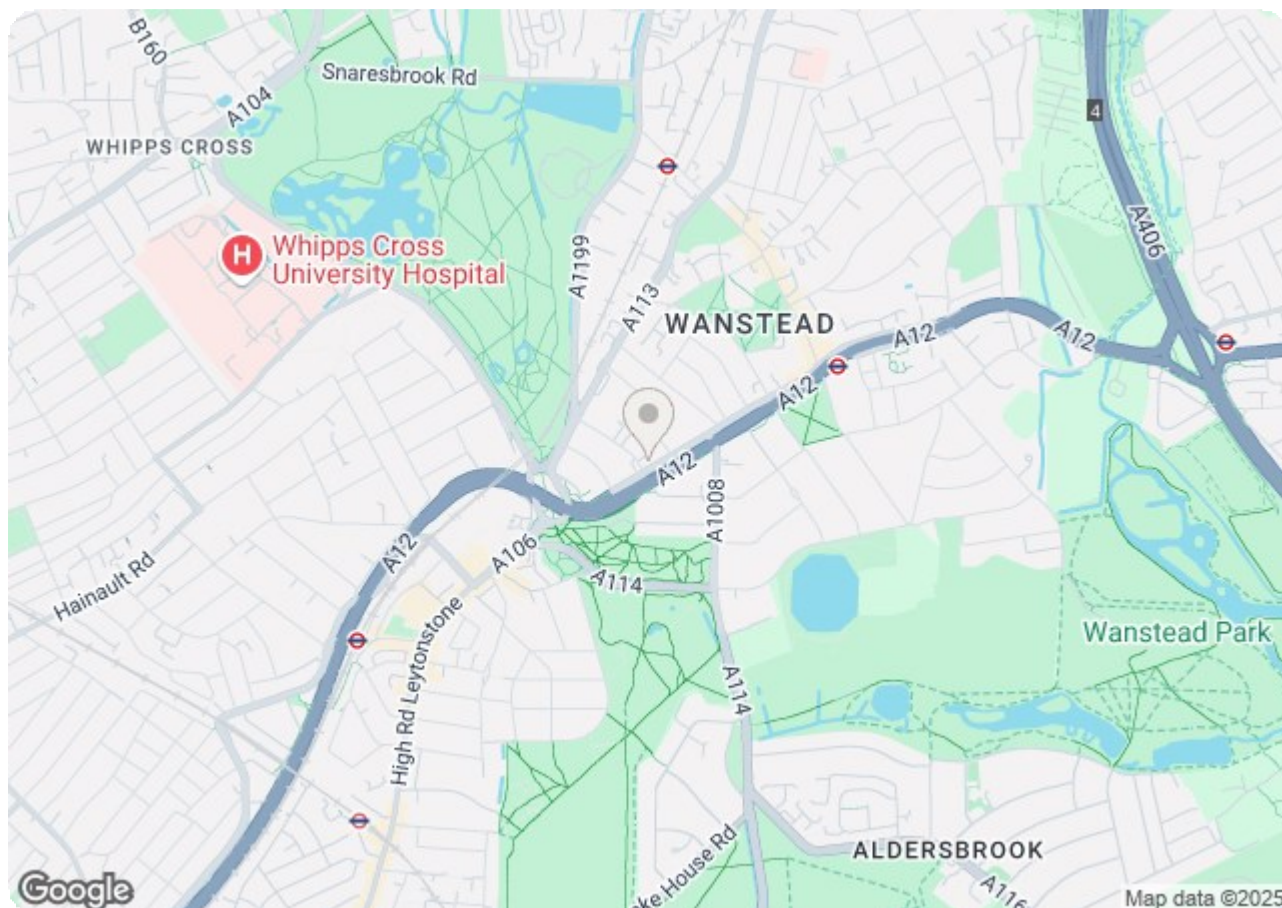
Approx Gross Internal Area
43 sq m / 459 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

54/56 Barking Road
 East Ham, London E6 3BP
 Telephone: (020) 8472 4422
 Property Management: (020) 8471 4224
 Fax: (020) 8471 5052
 E-mail: eastham@mcdowalls.com
 Website: www.mcdowalls.com


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

