

# PRICE REDUCTION



McCarthy & Stone  
RESALES



39 Tythe Court, White Hart Lane, Romford, RM7 8LZ  
Asking price £280,000 LEASEHOLD

For further details  
please call 0345 556 4104

# 39 Tythe Court, White Hart Lane, Romford, RM7 8LZ

SUPURBLY PRESENTED two bedroom apartment benefitting from a DUAL ASPECT living room with a JULIET BALCONY. BRAND NEW CARPETS fitted throughout the apartment, CURTAINS and LIGHT FITTINGS included.

## Tythe Court

Tythe Court situated on White Hart Lane, Collier Row and has been designed and constructed by McCarthy & Stone, the UK's leading developer of privately owned retirement properties. Tythe Court is part of McCarthy & Stone's Retirement Living range and was designed and constructed for independent modern living. The apartments offer Sky connection points in living rooms, built in wardrobes in the main bedroom and well equipped kitchens. The dedicated House Manager is on site during their working hours (Mon-Fri) to take care of the running of the development. There is no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Local Area & Apartment Overview

Tythe Court is conveniently situated within walking distance to Aldi Supermarket and Tesco Metro as well as many restaurants, cafes and take away outlets.

If you enjoy the fresh air, there's plenty of outside spaces to visit locally, Hainault and Havering Country Park are just 2 miles away offering 100 acres of woodland to explore. Risebridge golf centre and Hainault golf clubs are a short drive away. If you wish to venture further afield, buses run frequently to all areas and Romford train station is less than 3 miles away.

We are delighted to offer to the market a bright and spacious apartment, benefitting from a dual aspect living room with a

Juliet Balcony. Bedroom one has mirror fronted fitted wardrobes, whilst bedroom two has a large, bespoke fitted wardrobe. New carpets fitted throughout. Curtains and light fittings included.

## Entrance Hall

Front door with spy hole leads to the spacious entrance hall. The 24-hour Tunstall emergency speech module is situated in the hall. From the hallway there is a to a walk-in storage/ airing cupboard and an additional store cupboard. Doors lead to the bedrooms, living room and shower room.

## Living Room

Dual aspect living room boasting double doors leading to a Juliet Balcony and two more double glazed windows, allowing the natural light to flood in. The room has space to accommodate a dining table and chairs at the far end of the room. TV and telephone points. Two ceiling lights. Raised electric power sockets. Partially glazed door leads into a separate kitchen.

## Kitchen

Fitted kitchen with a range of base and eye level units. The base units are fitted with granite styled roll edge work surfaces and a tiled splash back. Fully integrated appliances comprising fridge, freezer, waist high electric oven, and induction hob with chrome extractor hood. Stainless steel sink unit sits beneath a double glazed window. Power points, vinyl flooring.

## Master Bedroom

A generously sized double bedroom with a built in, mirror fronted double wardrobe housing rails and shelving. Ceiling light fitting. TV and telephone point. Double glazed window.

## Bedroom Two

A generously sized double bedroom with a bespoke built in wardrobe housing rails and shelving. Ceiling light fitting. TV and telephone point. Double glazed window.

## Shower Room

Fully tiled room fitted with suite comprising; double shower with

screen and grab rails; WC; vanity unit with wash basin, mirror above and shaver point. Wall mounted heated towel rail, slip-resistant flooring.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

## Ground Rent

Annual Ground Rent - £595

## Lease Information

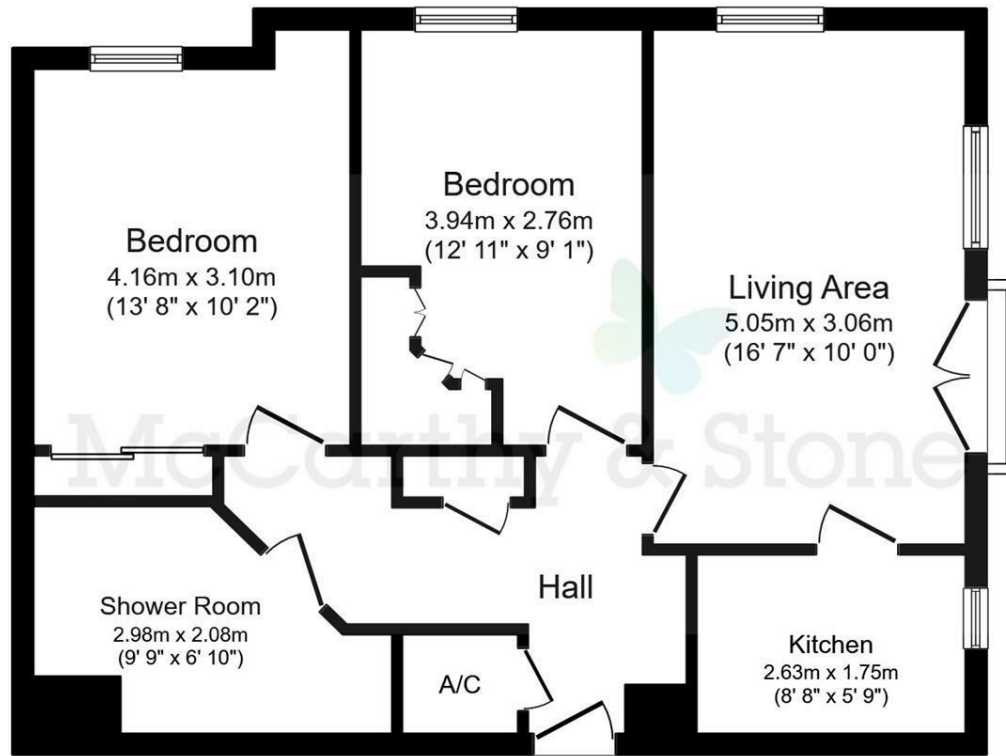
125 years from the 1st Jan 2011

## Car Parking Permits

Annual charge £250. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.







**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
	<b>84</b>	<b>85</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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