

# PRICE REDUCTION



McCarthy & Stone  
RESALES



30 Tythe Court White Hart Lane, Romford, RM7 8LZ  
Asking price £199,999

LEASEHOLD

For further details  
please call 0345 556 4104



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

A WELL PRESENTED ONE BEDROOM APARTMENT BENEFITTING FROM CURTAINS, BLINDS AND LIGHT FITTINGS THROUGHOUT

## Tythe Court

Tythe Court situated on White Hart Lane in Romford 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.

## Entrance Hall

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency speech module is situated in the hall. From the hallway there is a door to

a walk-in storage cupboard/airing cupboard. Doors lead to the bedroom, living room and bathroom.

## Living Room

The bright and spacious living room benefitting from double glazed window. The room has space to accommodate a dining table and chairs at the far end of the room. Electric fire and surround proving a great focal point. 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, mid level electric oven, and induction hob with chrome extractor hood. Stainless steel sink unit sits beneath a double glazed window. Power points, floor tiling.

## 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.

## 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. Emergency pull-cord.

## 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

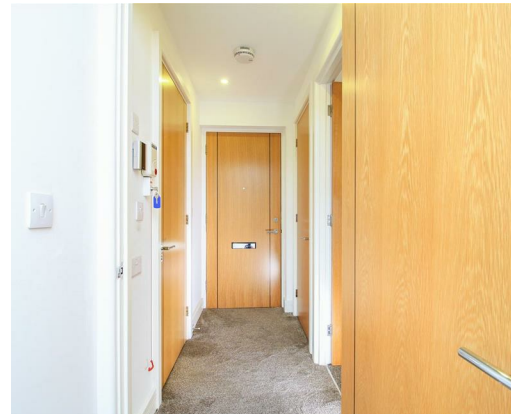
Annual Ground Rent - £495

## Lease Information

125 years from the 1st Jan 2011

## Car Parking Permit

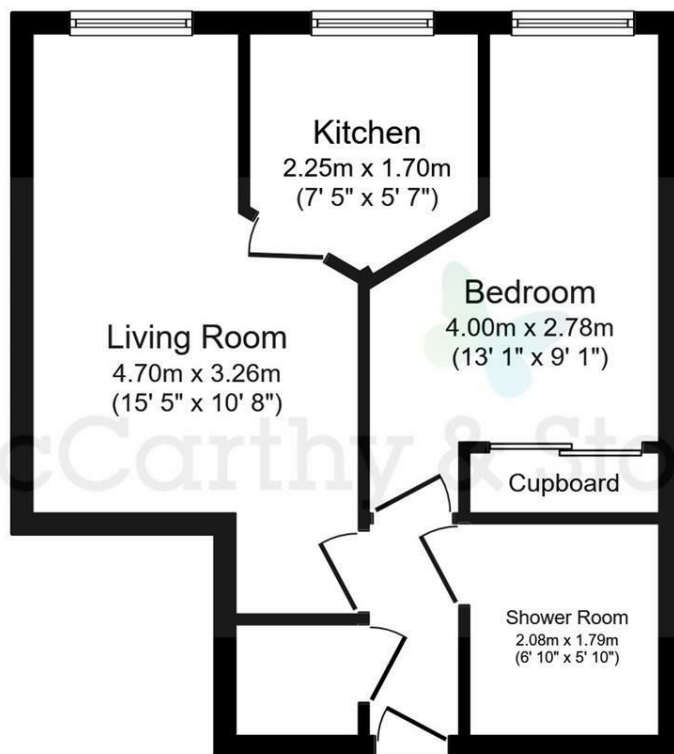
The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.











**Second Floor**

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		
England & Wales		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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