

## 6 Tythe Court

141 White Hart Lane, London, RM7 8LZ

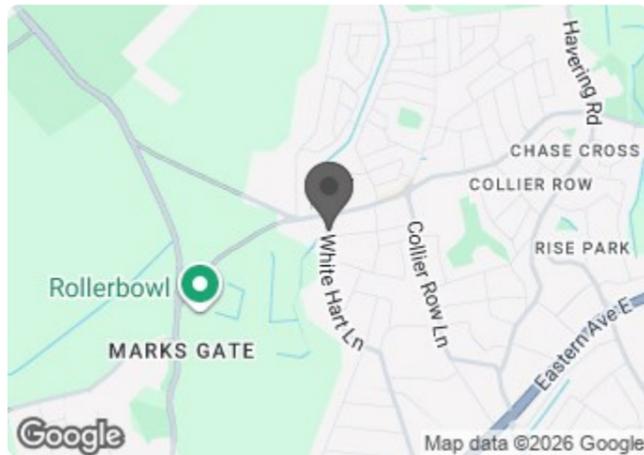


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 516 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 516 SQ FT / 48 SQM	TYRHE COURT
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 28/11/25 photoplan



### Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



## Asking price £150,000 Leasehold

A fabulous opportunity to acquire a one bedroom ground floor apartment situated within this popular McCarthy Stone retirement development. A spacious living room giving access onto a paved patio overlooking the gardens. Pet friendly and energy efficient, must be viewed to be appreciated.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# 141 White Hart Lane, Romford, RM7 8LZ

## 1 Bed | £150,000

### Summary

Tythe Court situated on White Hart Lane in Collier Row 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 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 £30 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

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 & 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.

### Entrance Hall

Front door with spy hole leads to the entrance hall. The 24-hour emergency call system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Doors lead to the living room, bedroom and bathroom.

### Living Room & Patio

The bright and spacious living room benefits from a double glazed patio door with windows to side opening onto a covered and paved patio area overlooking the well maintained communal gardens, ample space for a garden table and chairs. Feature fireplace providing an attractive focal point. TV and telephone points, two ceiling lights, raised electric power sockets. Partially glazed door leads into a separate kitchen.

### Kitchen

Fully fitted modern kitchen with an excellent range of base and eye level units. Beneath the double windows sits a white ceramic sink unit with mixer tap and drainer. Fully integrated appliances comprising fridge, freezer, electric oven, and ceramic hob with chrome extractor hood and tiled splash back. Under pelmet lighting, power points.

### Bedroom

A double bedroom of excellent proportions with a built in mirror fronted double wardrobe housing rails and shelving. Ceiling light, TV and telephone point. Double glazed windows overlooking the gardens.

### Bathroom

Fully tiled room fitted with suite comprising; walk-in bath with wall mounted thermostatically controlled shower and support rail, WC, vanity unit with wash basin, mirror above and shaver point. Wall mounted heated towel rail. Emergency pull-cord.

### Service Charge (Breakdown)

- 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. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £2,874.24 for the financial year ending 30/03/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

### Leasehold

125 years from 1st January 2011

Ground rent £425.00 per annum.

Ground rent review: 1st January 2026

### Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Wall mounted radiator room heating
- Mains drainage

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

### Car Parking Permit Scheme

The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

