

**McCARTHY STONE**  
**RESALES**

**21 MILLSTONE HOUSE**  
80 ST. MARYS LANE, RM14 2QH



**ASKING PRICE £495,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
[resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk) | [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

# 1 BEDROOMS £495,000

A well presented one bedroom apartment with WALK OUT BALCONY within the POPULAR MCCARTHY STONE retirement development, Millstone House. \*Early viewings advised\*

## KEY FEATURES

- Popular McCarthy Stone Retirement Development
- Walk-out Balcony
- Onsite House Manager
- Homeowners Communal Lounge
- 24-Hour emergency call system
- Guest Suite for visiting family & friends
- Stunning Garden Terrace
- Friendly Community
- Close to Upminster Town
- Variety of amenities nearby



APPROX. GROSS INTERNAL FLOOR AREA 586 SQ FT / 54 SQM	Millstone House
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: 07/02/22
	photoplan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-91) A		85	85
(81-91) B			
(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	EU Directive 2002/91/EC

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections.

It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses.

The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales

• T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk • E: resales@mccarthyandstone.co.uk

Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

