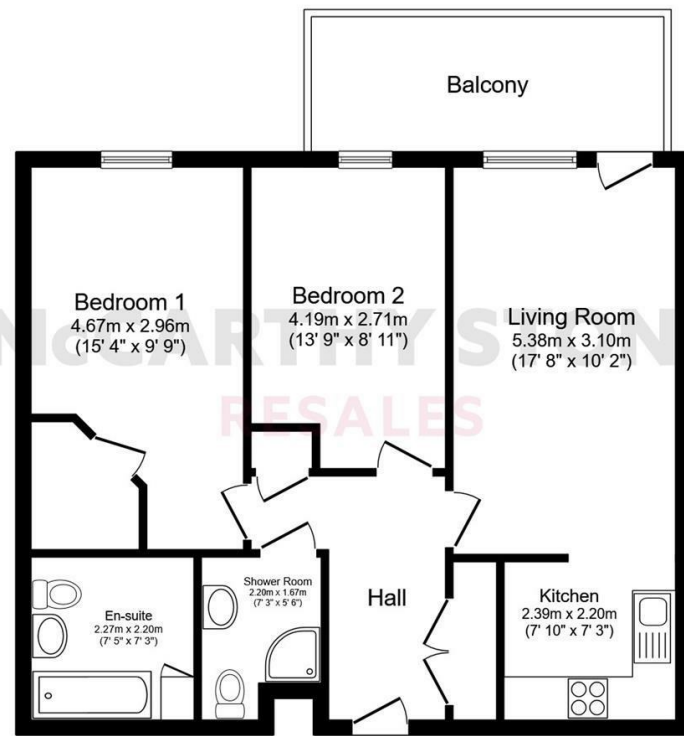


# McCARTHY STONE RESALES

## 5 MILLSTONE HOUSE 80 ST. MARYS LANE, UPMINSTER, RM14 2QH



Total floor area 68.4 sq.m. (736 sq.ft.) approx  
Printed Contact Details...

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

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### COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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		



A well presented TWO bedroom apartment with WALK OUT BALCONY with views of the Upminster park towards the rear within a POPULAR MCCARTHY STONE retirement development.

**ASKING PRICE £625,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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

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# MILLSTONE HOUSE, 80 ST. MARYS LANE, UPMINSTER

2 BED | £625,000

## DEVELOPMENT OVERVIEW AND LOCAL AREA

Located on St Mary's Lane in Upminster in the London Borough of Havering, this stylish Retirement Living development is an ideal option for those seeking a modern retirement apartment with easy access to the Capital. This high quality development will provide a collection of delightful apartments exclusively for those over 60 and will be set within fantastic surroundings as part of the thriving town of Upminster. Our Upminster development will offer easy access to many surrounding areas of interest including: London, Hornchurch, Brentwood, Romford, Chelmsford, and Dartford. Plenty of local amenities and facilities are conveniently close so you can enjoy carefree independence in your retirement.

The development has a dedicated House Manager on site during the day to take care of things and make you feel at home. There's 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 homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has CCTV 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) which has an en-suite shower room, tea and coffee making facilities and a TV.

## APARTMENT OVERVIEW

McCarthy Stone Resales are proud to bring to the market this beautifully presented two bedroom apartment with the benefit of a walk out balcony which provides views of Upminster park opposite. This apartment is located on the first floor which can be easily accessed by the lift.

## ENTRANCE HALL

Front door with spy hole leads to the entrance hall. Doors to a walk-in storage/airing cupboard which also houses the washer / dryer. The 24-hour Tunstall emergency response pull cord system is wall mounted in the hall. Security door entry system.

Smoke detector and raised electric sockets. Doors leading to the open plan lounge / kitchen, both bedrooms and shower room.

## LOUNGE

This beautifully presented lounge with open plan kitchen is neutrally decorated in order for you to make it your own. The open plan lounge benefits from French doors which provide a lot of natural sunlight in the room and also leads onto a walk out balcony with views towards Upminster park at the rear and provides enough space to house a garden table and chairs in for you to watch the world go by! The room allows ample space for dining. Telephone and TV points. Two decorative ceiling lights and raised electric sockets. Leading onto the open plan kitchen.

## KITCHEN

Modern fitted kitchen with a range of white high gloss base and wall units. Black ceramic sink with mixer tap and drainer. Integrated waist height electric oven (for minimal bend) with a microwave above and ceramic four ring hob with extractor hood above. Integral fridge, freezer and dishwasher. Tiled floor.

## MASTER BEDROOM

A generous bedroom with the benefit of a walk in wardrobe housing shelving and hanging rails. Window providing views towards Upminster park at the rear. TV and telephone point. Ceiling light and raised electric sockets.

## ENSUITE

Modern shower room with large walk in shower with glass screen and support rail, WC, wash hand basin with vanity unit storage cupboard below. Wall mounted mirror with built in light. Heated towel rail. Tiled flooring.

## BEDROOM

A double second bedroom with the benefit of a full length window which allows lots of natural light in and provides views of the walk out balcony and Upminster park beyond. TV and telephone point. Ceiling light and raised electric sockets.

## SHOWER ROOM

Modern shower room with shower with glass screen and support rail, WC, wash hand basin with vanity unit storage cupboard below. Wall mounted mirror with built in light. Heated towel rail. Tiled flooring.

## SERVICE CHARGE

- Visiting House Manager
- 24 hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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: £6,116.43 per annum (up to financial year end 30/09/2024).

## LEASE INFORMATION

Lease: 999 years from 1st Jan 2019

Ground rent: £495 per annum

Ground rent review date: 1st Jan 2034

It is a condition of purchase that residents must meet the age requirement of 60 years or older.

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

