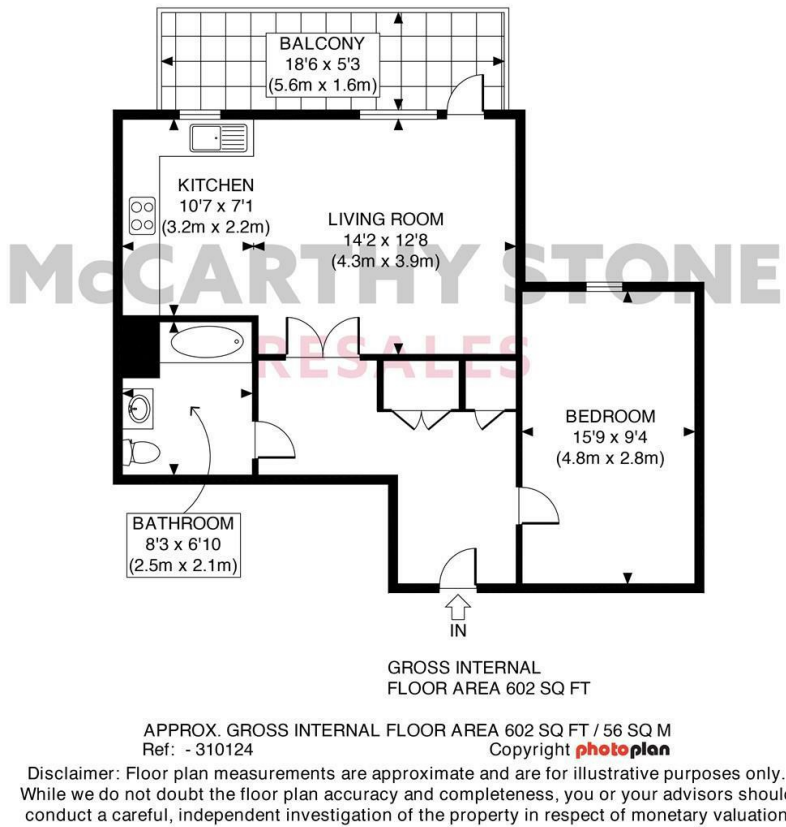


21 Millstone House

80 St. Marys Lane, Upminster, RM14 2QH



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(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	

Offers over £455,000 Leasehold

A beautifully presented spacious one bedroom, second floor apartment with a LARGE WALK OUT BALCONY within the POPULAR MCCARTHY STONE retirement development, Millstone House.

Early viewings advised

*** ALL FURNITURE & SOFT FURNISHINGS ARE INCLUDED WITHIN THE SALE IF REQUIRED. ***

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St. Marys Lane, Upminster

Summary

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 has 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.

This development offers 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

This spacious one bedroom apartment features a large balcony and an open plan kitchen/living room, large double bedroom with built-in wardrobes and a modern shower room. This apartment is located on the second floor which can be easily accessed by the lift which is conveniently positioned close by. The apartment is presented in very good order.



Entrance Hall

Front door with spy hole leads to the large entrance hall. Doors to a walk-in storage/airing cupboard which also houses the washer/dryer. The 24-hour Tunstall emergency response system is wall mounted in the hall. Security door entry system. Smoke detector and raised electric sockets. Doors leading to the open plan living room/kitchen, bedroom and shower room.

Living Room with Balcony

Double doors lead into this beautifully presented living room with open plan kitchen is neutrally decorated in order for you to make it your own. The open plan living room benefits from a glazed patio door with an expanse of glass and windows to side which allows plenty of natural light into the room and also leads onto a wide walk out balcony with views towards the front elevation and provided enough space to house a garden table and chairs. The room allows ample space for dining. Telephone and TV points. Sky and Sky+ socket. Feature fireplace. Two decorative ceiling lights and raised electric sockets. Leading onto the open plan kitchen.

Kitchen

Modern fitted kitchen with an excellent range of white high gloss base and wall units with contrasting worktops. Black ceramic sink with mixer tap and drainer sits below the window with views towards the front elevation. Integrated waist height electric oven (for minimal bend) with a microwave above and ceramic four ring hob with stainless steel extractor hood above and opaque glass splash back. Integral fridge/freezer. Dishwasher. Two ceiling light points. Tiled floor.

Bedroom

A generous double bedroom with the benefit of a double width built in wardrobe with mirror fronted sliding doors. Window providing views towards the front elevation. The room allows enough room for a dressing table, ideally positioned in front of the window. TV and telephone point. Two decorative ceiling lights and raised electric sockets.

Shower Room

Modern shower room with large walk in thermostatically controlled shower with glass screen and support rail, close



1 Bed | £455,000

coupled WC, wash hand basin with vanity unit storage cupboard below. Wall mounted mirror with built in light. Heated chrome ladder style towel rail. Tiled flooring.

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 £4,167.85 per annum for financial year ending 30/09/25.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

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.

Leasehold

Lease Length: 999 years from January 2019.
Ground Rent: £425 per annum
Ground Rent review date: January 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

