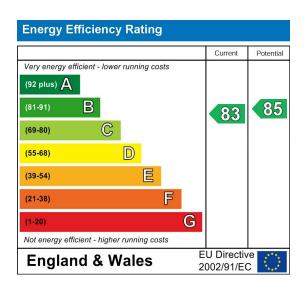




| APPROX. GROSS INTERNAL FLOOR AREA 511 SQ FT / 47 SQM | | Tythe Court |
|--|------|-------------|
| | date | 10/03/25 |
| While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | | photoplan 👪 |

Council Tax Band: B





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McCarthy Stone Resales

8 Tythe Court

141 White Hart Lane, Romford, RM7 8LZ







Asking price £145,000 Leasehold

Beautifully presented 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

White Hart Lane, Romford

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 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 £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

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. TV and telephone points, two ceiling lights, raised electric power sockets. Partially glazed door leads into a separate kitchen.

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

Bedroom

A generously sized double bedroom 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; panel enclosed bath with wall mounted thermostatically controlled shower, glass screen 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
- •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.

1 Bed | £145,000

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 to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

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

Car Parking

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.

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,

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- 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.















