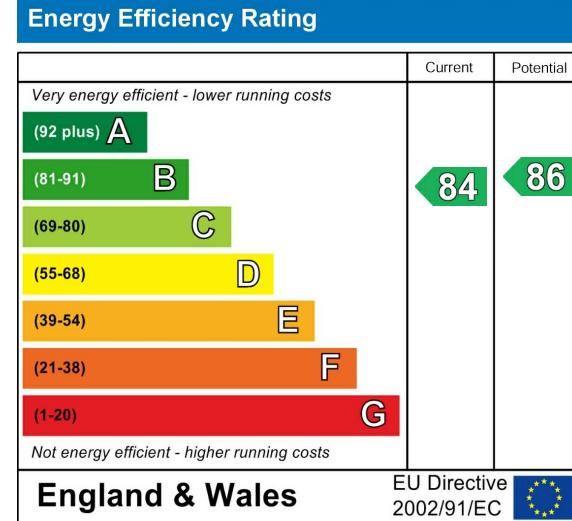
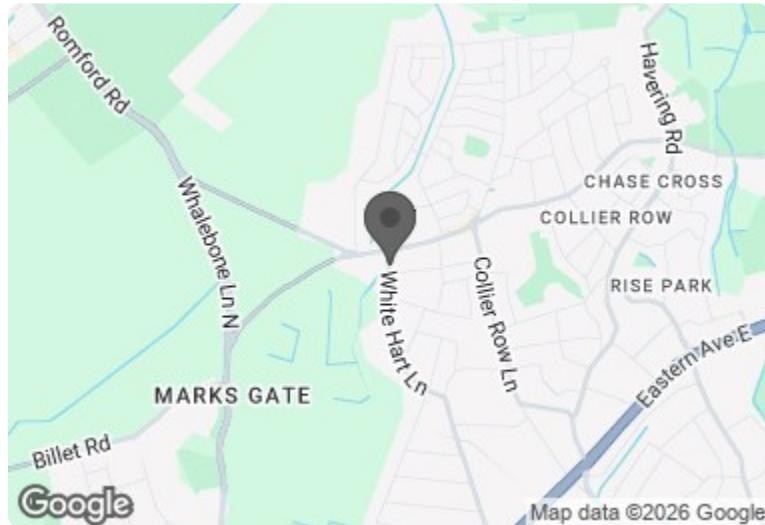


Council Tax Band: C



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22 Tythe Court

White Hart Lane, Romford, RM7 8LZ

PRICE
REDUCED



PRICE REDUCTION

Asking price £245,000 Leasehold

A SPACIOUS TWO BEDROOM RETIREMENT APARTMENT WITH A WALK OUT BALCONY
OVERLOOKING THE GARDENS, SITUATED ON THE FIRST FLOOR ~Built by McCarthy & Stone

Call us on 0345 556 4104 to find out more.

Tythe Court, White Hart Lane, Romford,

Tythe Court

Tythe Court situated on White Hart Lane in Romford 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 French balconies to selected apartments. 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 homeowners lounge and other 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.

Entrance Hall

Front door with spy hole leads into an entrance hall. The Tunstall emergency call system is situated in the hall. From the hallway there are doors to both bedrooms, the living room, and bathroom. Doors to two large walk-in storage cupboard/airing cupboards.

Living Room with Balcony

A well-proportioned living room with modern feature fireplace and electric fire with mirror over. This beautifully presented room benefits from having a glazed patio door and windows to side opening onto a covered walk-out balcony overlooking the communal gardens and a westerly aspect. TV and telephone points. Two ceiling lights and raised electric power sockets.

Kitchen

A modern and enhanced fitted kitchen with an excellent range



2 Bed | £245,000

PRICE
REDUCED

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. To find out more about the service charges please contact your Property Consultant or House Manager.

Parking Permit Scheme (subject to availability)

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold

125 years from the 1st Jan 2011
Ground Rent £595.00 per annum.
Ground Rent review: 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 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.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

