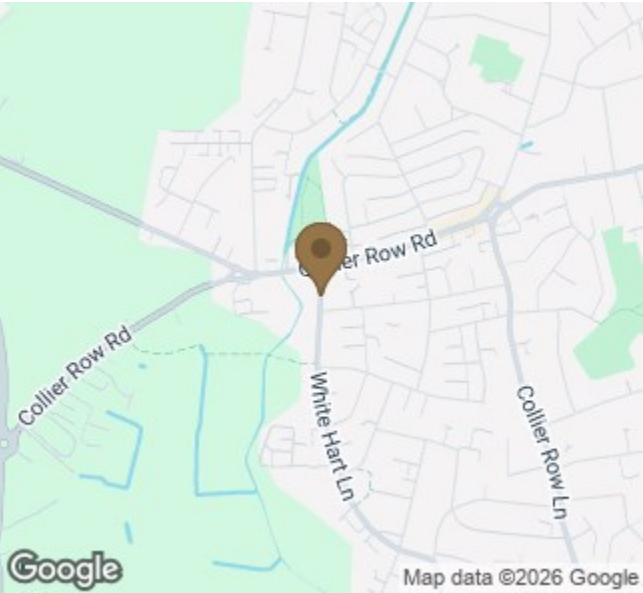
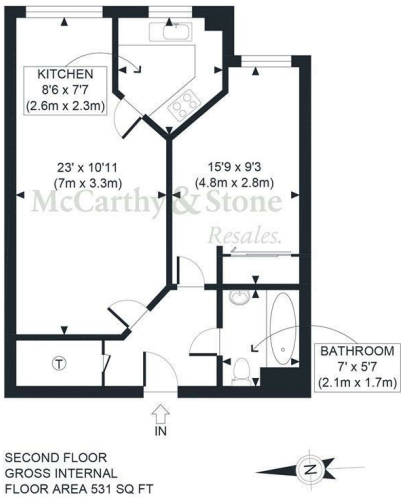




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		



APPROX. GROSS INTERNAL FLOOR AREA 531 SQ FT / 49 SQM
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
Tythe Court
date 08/08/26
photoplan



32 Tythe Court

White Hart Lane, Romford, RM7 8LZ

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 32 Tythe Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £140,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Close to all amenities
- Excellent transport links
- Refurbished communal lounge
- Landscaped Gardens
- House Manager
- Guest Suite
- Lift to all floors
- 24- hour emergency contact
- Mobility scooter store with charging points
- Laundry Room

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

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 common charges 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. 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, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



32 Tythe Court, Romford

 1 |  1 | Asking price £140,000

Tythe Court

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.

Local Area

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, busses 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 panel is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Doors lead to the bedroom, living room and bathroom.

Living Room

The bright and spacious living room benefits from bespoke plantation shutters fitted to the double glazed windows which have an easterly aspect. The room has plenty of space to accommodate a dining table and chairs. Electric fire and surround proving a great focal point. TV and telephone points. Two ceiling lights. Raised electric power sockets. Partially glazed door leads into a separate kitchen.

Kitchen

Fitted kitchen with an excellent range of base and eye level units. The base units are fitted with black quartz work surfaces and a tiled splash back . Fully integrated appliances comprising fridge, freezer, waist high electric oven, and a four ring ceramic hob hob with chrome extractor hood. The black composite sink unit sits beneath a double glazed window. Power points, floor tiling.

Bedroom

A generously sized double bedroom with a built in, mirror fronted double wardrobe housing rails and shelving. Ceiling light fitting. TV and telephone point. Double glazed window fitted with bespoke plantation shutters.

Bathroom

Fully tiled room fitted with suite comprising; panel enclosed bath with wall mounted shower over, glass shower 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

- 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

Service Charge £2980.24 per annum until 31/03/2027.

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.

Lease Information and Ground Rent

125 years from the 1st Jan 2011

Annual Ground Rent - £495

Ground rent review: 2041

Car Parking

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.

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 .
- 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

