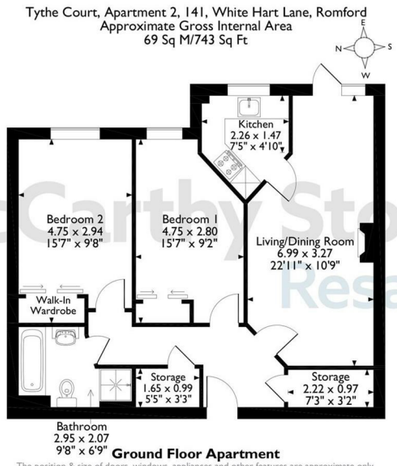
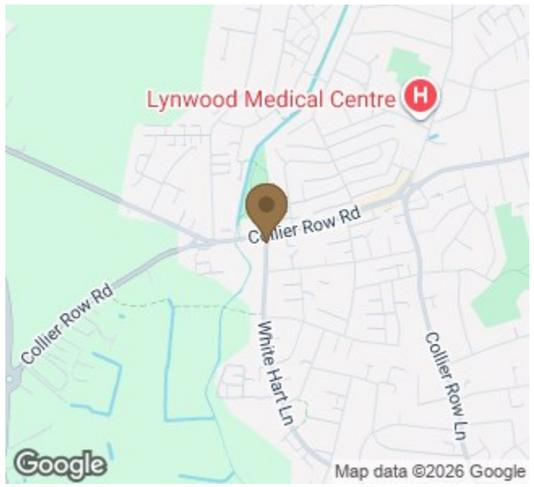
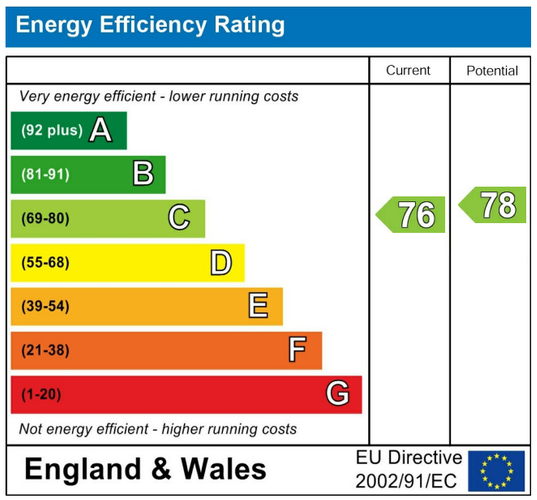
Excellent

Trustpilot

McCarthy & Stone
Resales.













2 Tythe Court

141 White Hart Lane, Romford, RM7 8LZ

2 | 1 | Council Tax Band: C

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 2 Tythe Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £175,000 Leasehold

Why you'll love living here:

- House Manager
- Communal lounge for social activities
- Lift to all floors
- Landscaped gardens with paved patio and seating
- Emergency call systems
- Guest Suite for friends or family
- Mobility scooter store with charging points
- Laundry room
- Close to all local amenities
- Excellent transport links

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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The Property Ombudsman

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McCarthy & Stone
Resales.

Trustpilot Rated Excellent

2 Tythe Court, Romford

2 | 1 | Offers over £175,000

Summary

Tythe Court situated on White Hart Lane in Romford and 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 patios or juliet 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 peace of mind the development has 24-hour emergency call systems, should assistance be required.

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 and letter box leads into the entrance hall. The emergency call system panel is situated in the hall. Laminate flooring. 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

A bright and spacious living room that benefits from having a glazed patio door and windows to side opening to a paved patio area. Feature fireplace providing an attractive focal point to this lovely room. Laminate flooring. TV and telephone points. Two ceiling lights and raised electric power sockets. Partially glazed door leads to a separate kitchen.

Kitchen

A modern fitted kitchen with an excellent range of base and wall units and drawers with contrasting worktops. Fully integrated appliances comprising fridge, freezer, low level electric oven, four ring ceramic hob with tiled splash backs and a stainless steel extractor hood. Stainless steel sink unit sits below the double glazed windows. Power points, ceiling spot lights, ceramic floor tiles.

Bedroom One

A double bedroom of excellent proportions with built in mirror fronted double wardrobe housing rails and shelving. Ceiling light fitting. TV and telephone point. Double glazed windows.

Bedroom Two

A second double bedroom of excellent proportions with fitted wardrobes. Ceiling light fitting. TV and telephone point. Double glazed windows. If a second bedroom is not required this room could have alternate uses and serve as a separate dining room, a hobbies room, snug or home office.

Bathroom

Fully tiled bathroom with a suite comprising; panel enclosed bath with grab rails, separate shower cubicle; WC, vanity unit with wash hand basin and storage beneath, 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 areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge: £4470.36 per annum for financial year end 31/03/2027.
Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

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.

Leasehold

125 years from the 1st Jan 2011
Ground Rent £595.00 per annum.
Ground Rent review: January 2041

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.

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













