





# Welcome

Paines Brook Court is located in the pleasant suburban area of Harold Hill, just three miles from Romford. The court is an Extra Care development, offering residents a supportive living environment.

The area has good transport links. Local buses offer frequent services into Romford, Upminster and Hornchurch from a stop just five minutes' walk from the court. Harold Wood train station is 15 minutes' walk away and will take you into Liverpool Street in central London.

Paines Brook Court offers a range of facilities for residents including an on-site restaurant, dining room, car park, hair salon, and access to a day centre.

The court has extensive and well-maintained gardens with mature shrubs and pleasant seating areas where residents can enjoy the warmer weather, tend their own flowerpots or watch the many birds that visit.

# Benefits

Explore some of the benefits this property has to offer, from its unbeatable location and modern features to the thoughtfully designed spaces that cater to your comfort, convenience, and lifestyle needs.

- Lounge
- Restaurant
- Garden
- Car park





# Contact details

We're here to help you on your journey. Whether you have questions about the scheme or need assistance, our team is ready to assist. You can reach out using any of the methods below, or feel free to visit us during business hours.

Phone: 03701924021

Email: [painesbrookcourt@housing21.org.uk](mailto:painesbrookcourt@housing21.org.uk)

Find us:

Paines Brook Court, 14 Paines Brook Way, , ROMFORD ,  
RM3 9JN

# Costs and charges

## Rent

Rent (from): £112.18 - £205.21

Service Charge: £58.43

Support Charge: £5.55

Utility Charge (from): £14.44 - £19.25

## Sale

Service Charge: £82.5

Support Charge: £5.56

Utility Charge (from): £13.17 - £17.56

Costs are indicative for a range of properties. For detailed costs on each property please contact the local manager. All costs above are based on weekly charges. Costs are subject to change each year.





# About us

Housing 21 is a leading, not for profit provider of Extra Care and Retirement Living for older people of modest means. We manage over 24, 000 properties and providing over 49, 000 hours of social care each week.

Our roots lie with the Royal British Legion (RBL), which in 1921 began to house disabled ex-servicemen and widows and, later, older ex-servicemen and women. In 1964, we became a recognised housing association before separating from the Royal British Legion in 1993 to become Housing 21.

Please note that some photographs used are for illustration purposes only.

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