



CHALK  
STREET /

ESTATE AGENTS

Draper Court, Mavis Grove, Hornchurch, RM12

Guide Price £220,000 - £230,000

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

**Guide Price £220,000 - £230,000**

Offered for sale with the added advantage of no onward chain is this 2 bedroom, second floor retirement apartment. Available exclusively for over 60's only, the home enjoys a large reception room, kitchen, two double bedrooms and bathroom. The property enjoys a large communal lounge and well-maintained communal gardens. Gated parking is available on a first come, first serve basis.

Upon entering the home, via the well-maintained communal area, you are welcomed with an entrance hallway with access to most of the living accommodation and access to a large storage cupboard.

Positioned on the left of the home is the reception room, which measures an impressive 22'10 x 10'8 and provides adequate space for a dining table and chairs and is flooded with natural light from the dual aspect windows. Situated off such is the kitchen which comprises numerous wall and base units, worktops to three sides and room for essential appliances.

Accessed off the hallway are the two double bedrooms with the largest of the two enjoying fitted wardrobes.

Completing the internal layout is the family bathroom.

Further benefits of the home include a large communal lounge for residents, well maintained communal grounds and 24-hour emergency response call system.

According to the vendor:

Lease Length: 100 Years Remaining.

Ground Rent: £753.92 pa.

Service Charge: £4,000 pa.

Service charge includes - communal area heating, laundry room, grounds maintenance, buildings insurance, water rates, emergency assistance cord system, office hours service of development manager.





- No Onward Chain \*VIDEO TOUR ATTACHED\*
- Two Bedroom Second Floor Apartment
- Retirement Housing For Over 60's Only
- Communal Lounge For Residents
- 24 Hour Emergency Response Call System
- Close Proximity To Hornchurch Town Centre
- Beautifully Landscaped Communal Garden
- Gated Parking
- 100 Years Remaining On Lease
- Ground Rent £753.92 pa / Service Charge £4,000 pa

*In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address. Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks. Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.*

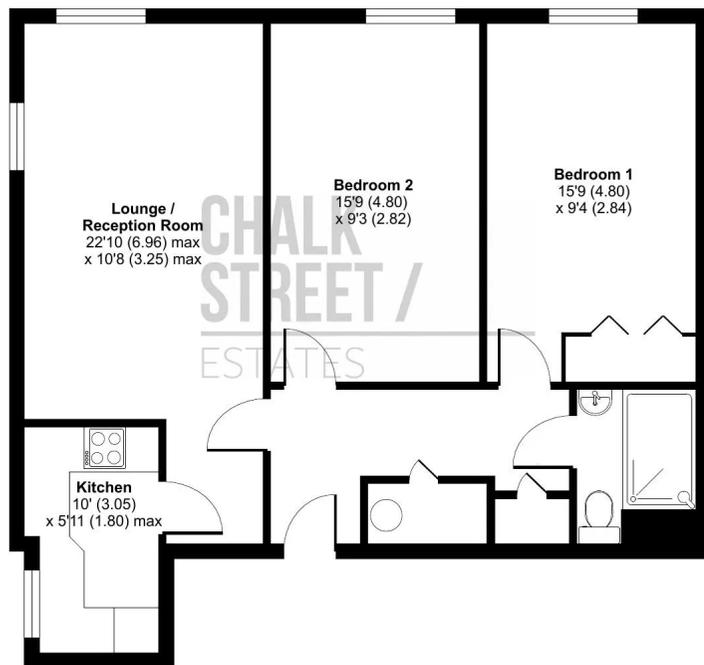




# Mavis Grove, Hornchurch, RM12

Approximate Area = 715 sq ft / 66.4 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2023. Produced for Chalk Street Estates Limited. REF: 1031289



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Chalk Street Estates - Sales

63-65 Station Lane, Hornchurch, Greater London RM12 6JU

01708 922837

sales@chalkstreet.co.uk

https://chalkstreet.co.uk/