



CHALK STREET /

Draper Court, Mavis Grove, Hornchurch, RM12

Offers Over **£200,000**

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Offered for sale with the added advantage of no onward chain is this one bedroom, first floor retirement apartment. Available exclusively for over 60's only, the home enjoys a large reception room, kitchen, a double bedroom 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 property through a well-maintained communal area with a convenient lift, you are greeted by a welcoming entrance hallway. This provides access to the majority of the living space, along with a generously sized storage cupboard.

Positioned on the left of the home is the reception room, which measures an impressive 19'11 x 10'9 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 is the bedroom which benefits from 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: 97 Years Remaining.

Ground Rent: £650 pa.

Service Charge: £3,000 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.

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.





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- No Onward Chain
- One Bedroom First 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
- 97 Years Remaining On Lease
- Ground Rent £650 pa / Service Charge £3,000 pa



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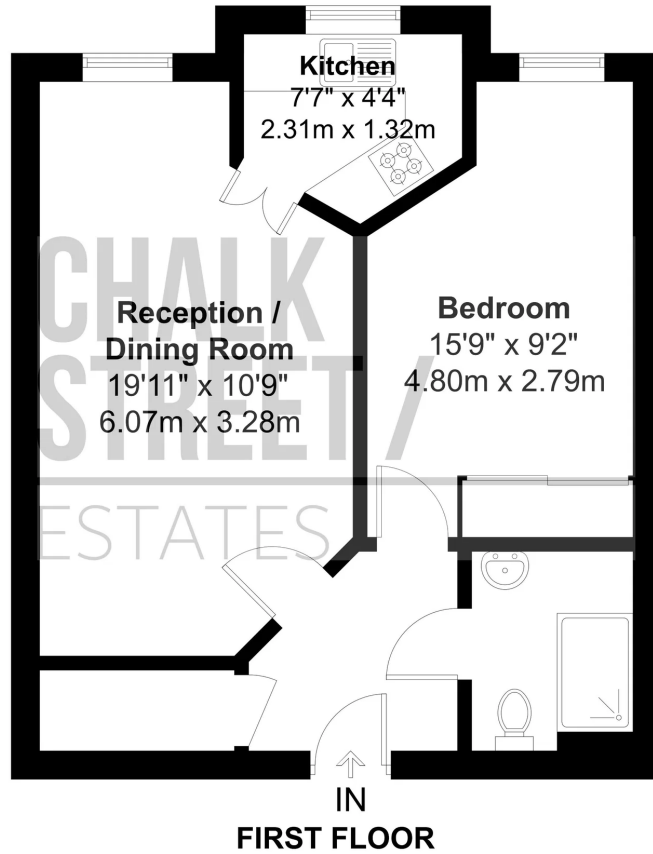




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Approximate Area = 45.3 sq m / 487 sq ft

For Identification only - Not to Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for © Chalk Street Estates Limited.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(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	

Chalk Street Estates - Sales

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