



**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, second 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 spacious 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 19'9 x 10'10 and provides adequate space for a dining table and chairs. 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 (15'5 x 9'3) which benefits from fitted wardrobes.

Completing the internal layout is the bathroom.

Further benefits of the home include a large communal lounge for residents, well-maintained communal grounds, a 24-hour emergency response call system and access to a guest suite, ideal for visiting friends or relatives wishing to stay overnight. Use of the guest suite is subject to availability and any applicable charges, with current rates to be confirmed by the 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, Blic 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.*





- No Onward Chain
- One Bedroom Second Floor Apartment
- Retirement Housing For Over 60's Only
- Communal Lounge For Residents
- 24 Hour Emergency Response Call System
- Beautifully Landscaped Communal Garden
- Use of the Guest Suite Subject to Availability and Any Applicable Charges
- 97 Years Remaining on Lease
- Ground Rent £646.22 p.a.
- Service Charge £3,008.12 p.a.

**According to the vendor:**

Lease Length: 97 Years Remaining.

Ground Rent: £646.22 pa.

Service Charge: £3,008.12 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.

Heating: Electric heating only, connected to mains electricity (no gas supply).

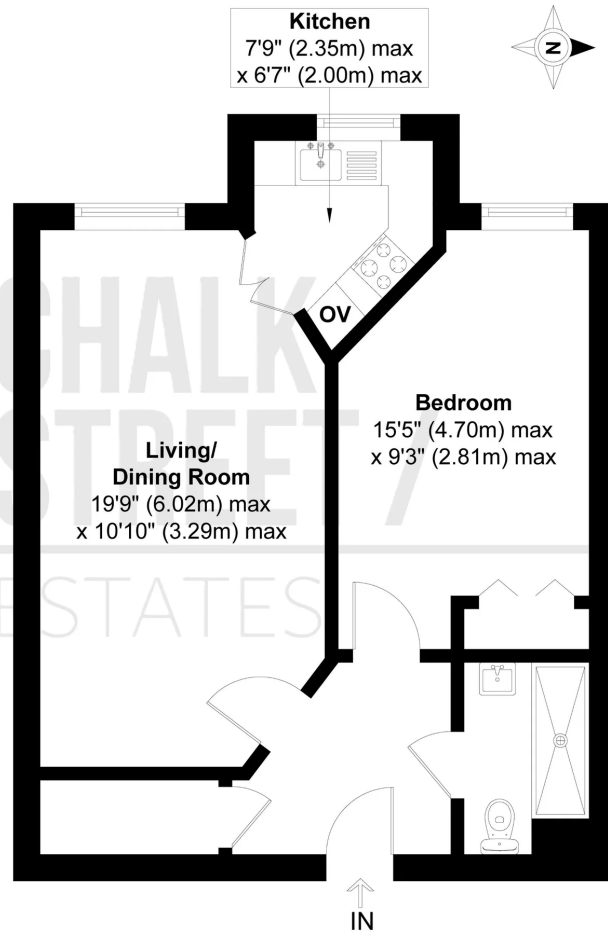
Broadband: No broadband is currently connected to the flat, however broadband services are available within the development and are understood to be connected to a number of other flats.

Mobile Coverage: Vendor advises there are no known issues with mobile phone reception.

Sewerage: Mains drainage understood, with no private drainage system advised.

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Total = 45.05 sq m / 485 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).

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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>		79	82
(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**

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