



Draper Court, Mavis Grove, Hornchurch, RM12

Offers Over £220,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Offered for sale with the added advantage of no onward chain is this two bedroom, first floor retirement apartment. Available exclusively for over 60's only, the home enjoys a large reception room, kitchen, two 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 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 18'11 x 11'2 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 two sizeable bedrooms. The master bedroom measures 17'7 x 9'4 and 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.

According to the vendor:

Lease Length: 98 years remaining

Ground Rent: £753.92 p.a.

Service Charge: £4,512 p.a.

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.

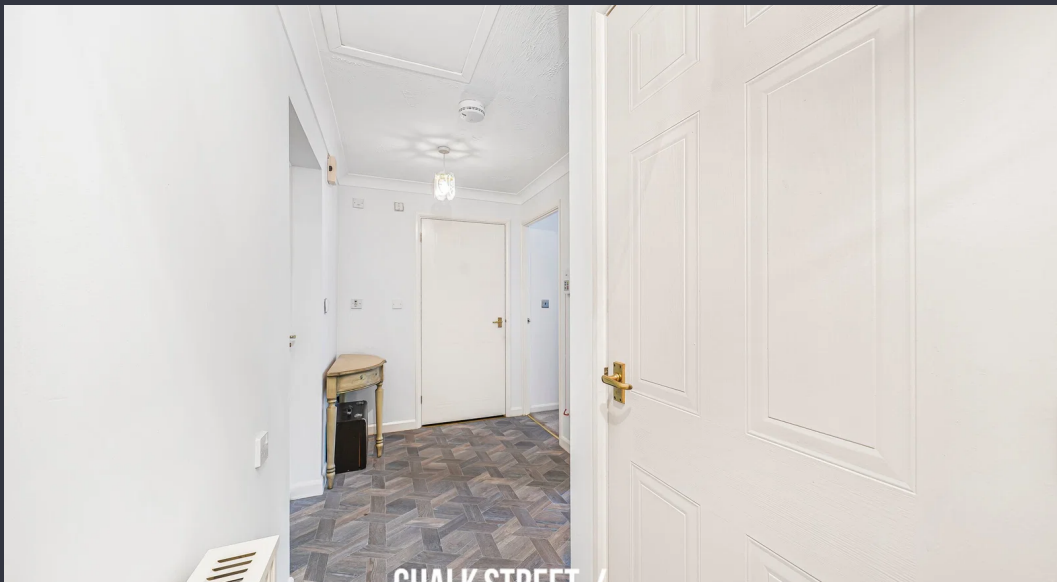
Sewerage: Mains drainage understood, with no private drainage system advised.





- No Onward Chain
- Two Bedroom First 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
- 98 Years Remaining on Lease
- Ground Rent £753.92 p.a.
- Service Charge £4,512 p.a.









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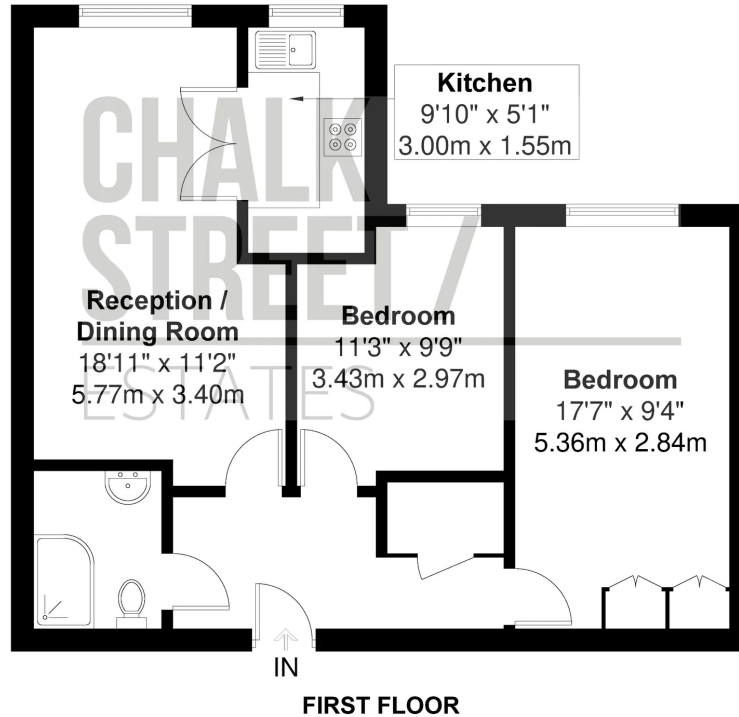
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DRAPER COURT

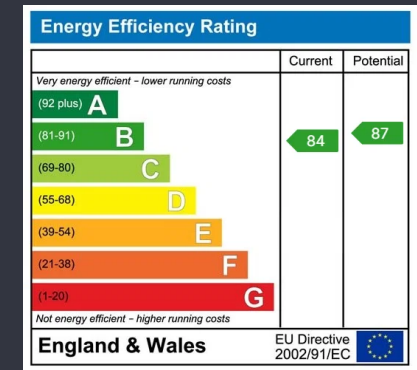
Mavis Grove, Hornchurch RM12



2 BEDROOM
 1 BATHROOM
 1 RECEPTION ROOM
FIRST FLOOR
 61.1 SQ M
 657 SQ FT



THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS. WEST EVERY EFFORTS HAS BEEN MADE TO ENSURE ACCURACY. ALL DIMENSIONS, LAYOUTS AND TOTAL AREAS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSE ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MISSTATEMENT. INTERESTED PARTIES SHOULD RELY ON THEIR OWN INSPECTIONS AND MEASUREMENTS.



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