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Draper Court, 47 Mavis Grove, Hornchurch, RM12 6BN

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## Asking Price £270,000

Draper Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 58 properties arranged over 3 floors served by a lift. There is a Development Manager who may be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour Appello emergency call system. The development also has communal gardens and parking along with a communal area which consists of lounge, kitchen and guest suite. There is also a communal laundry room.

The property comprises; entrance hallway, lounge / dining area, fitted kitchen with built in oven, hob and extractor, two bedrooms both with built in wardrobes and a bathroom.

Situated within easy reach of Hornchurch Town Centre which offers quality shopping, restaurants and events during the year.

Lease details: 125 year lease from 01st April 1999 (101 years remaining)

Service charge: £4,166.62 per year

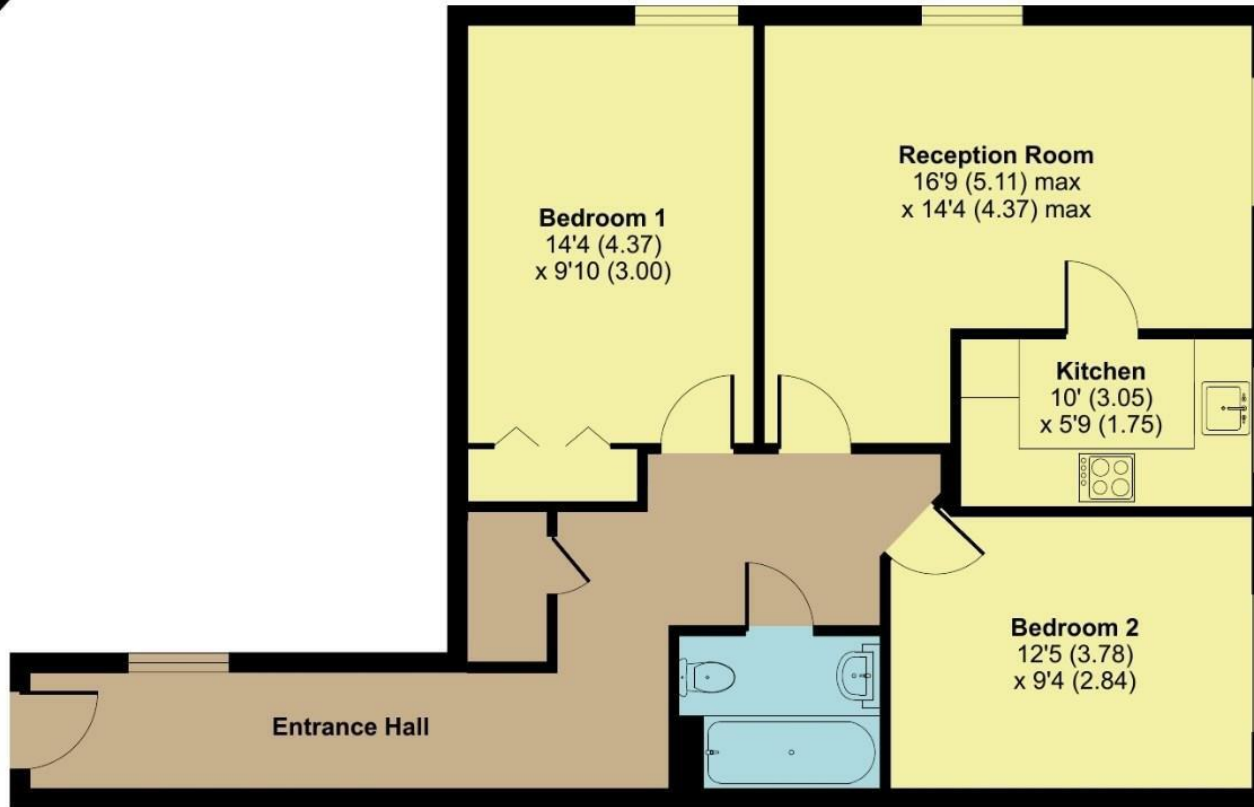
Ground rent: £753.92 per year

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# Draper Court, Mavis Grove, Hornchurch, RM12

Approximate Area = 764 sq ft / 70.9 sq m

For identification only - Not to scale

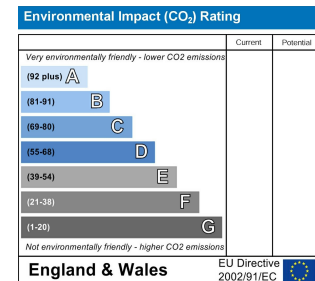
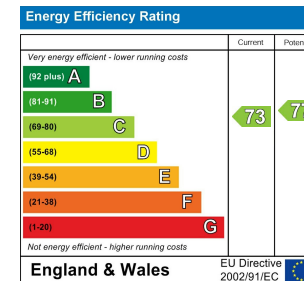


**SECOND FLOOR  
APPROX FLOOR  
AREA 70.9 SQ M  
(764 SQ FT)**



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlclicom 2023. Produced for Hunters Property Group. REF: 1044284



### Entrance Hallway

Solid wood front door, UPVC double glazed window, painted plastered walls, fitted carpet, electric heater

### Reception Room

16'9" max x 14'4" max

UPVC double glazed window front and side, plastered painted walls with papered feature wall, fitted carpet, electric storage heater

### Kitchen

10'0" x 5'9"

UPVC double glazed window to side, fitted kitchen with a mix of eye level and base units, roll worktops, sink and drainer, built in electric oven, hob and extractor, space for counter fridge and freezer, tiled walls, vinyl floor covering

### Bathroom

Bath suite comprising of; low level W/C, vanity sink unit, bath, wall mounted electric shower and shower hose, tiled walls, tiled flooring, wall mounted electric heater

### Bedroom One

14'4" x 9'10"

UPVC double glazed window to side, plastered painted walls, built in wardrobes, fitted carpet, electric storage heater

### Bedroom Two

12'5" x 9'4"

UPVC double glazed window to side, plastered painted walls, fitted carpet, electric storage heater

### Laundry Room

Laundry room with washing machines and dryers

### Communal Lounge

Day room for residents and visitors

### Communal Gardens

Lawn area and outside seating area for residents

### Parking

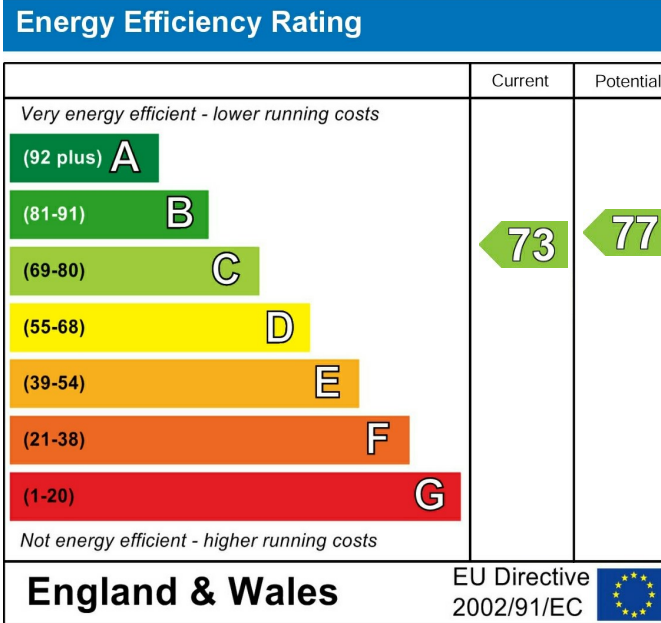
Parking for residents and visitors

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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