



HUNTERS[®]
HERE TO GET *you* THERE

28 Draper Court Mavis Grove, Hornchurch, RM12 6BN

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By Auction £240,000

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £240,000* BIDDING CLOSSES 19 JUNE 2.30PM * FEES APPLY *

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 appliances, two bedrooms with built in wardrobes to master bedroom and shower room.

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

As a shopping destination, Hornchurch caters for all from a large selection of retailers to a range of independent traders, from arts and crafts to high street fashion.

Lease details:

125 year lease from 01st April 1999 (105 years remaining)

Service charge (approx) £3,500 per annum

Ground Rent £385 per annum

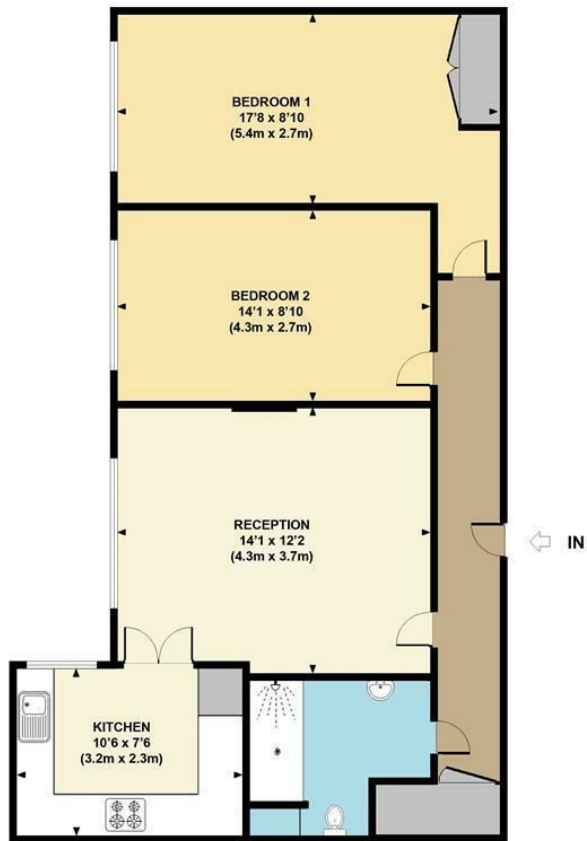
Service charge includes - communal area heating, laundry room, grounds maintenance, buildings insurance, water rates, emergency assistance cord system, office hours service of development manager.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

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Draper Court, RM12



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 697 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA
697 SQ FT / 64.8 SQ M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance Hallway

Solid wood door, painted walls, fitted carpet, electric storage heater, airing cupboard.

Lounge

14'1" x 12'2"

UPVC double glazed window to front, painted walls, fitted carpet, electric flame effect fire with surround and hearth, wall mounted storage heater.

Kitchen

10'6" x 7'6"

UPVC double glazed window to side, a range of wall mounted eye level and base units with roll work tops over, built in electric oven, built in electric hob, integrated Belling heated drawer below the oven extractor fan, sink, tiled splash back, built in fridge freezer, built in washing machine, vinyl flooring.

Bedroom One

17'8" x 8'10"

UPVC double glazed window to front, painted walls, fitted carpet, built in glass fronted wardrobe, wall mounted electric storage heater

Bedroom Two

14'1" x 8'10"

UPVC double glazed window to front, painted walls, fitted carpet, wall mounted electric storage heater.

Shower Room

Low level W/C, vanity sink unit, walk in shower cubicle with wall mounted electric shower, extractor fan, tiled walls, tiled flooring, under floor heating, storage unit

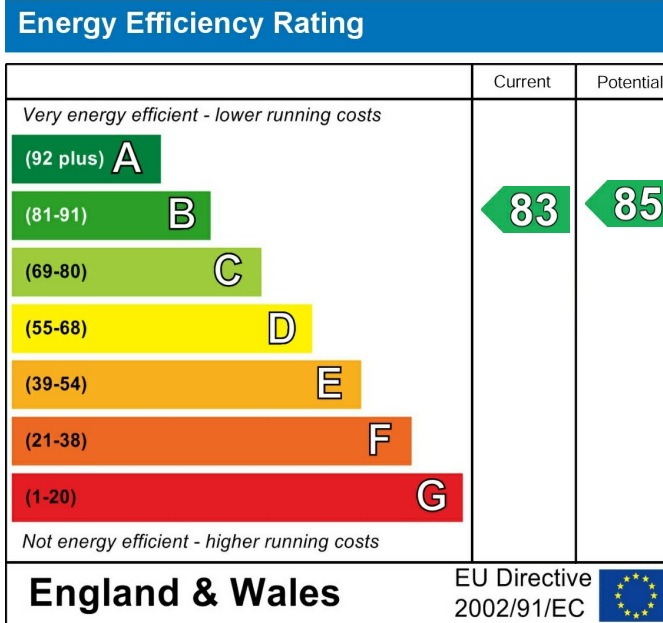
Lease Details

Lease details: 125 year lease from 01st April 1999 (100 years remaining) Service charge (approx) £4,000 per annum Ground Rent £385 per annum

Service charge includes - communal area heating, laundry room, grounds maintenance, buildings insurance,

water rates, emergency assistance cord system, office hours service of development manager.

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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.





