



**Draper Court, Mavis Grove, Hornchurch, RM12**

Offers in the Region of **£230,000**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

**\*VIDEO TOUR ATTACHED\***

Offered for sale with the added advantage of no onward chain is this 2 bedroom, second floor retirement apartment. Available exclusively for over 60's only, the home enjoys a large reception room, kitchen, two double 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 home, via the well-maintained communal area, you are welcomed with an entrance hallway with access to most of the living accommodation and access to a large storage cupboard.

Positioned on the left of the home is the reception room, which measures an impressive 22'10 x 10'8 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 are the two double bedrooms with the largest of the two enjoying 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: 100 Years Remaining.

Ground Rent: £753.92 pa.

Service Charge: £4,000 pa.





- No Onward Chain \*VIDEO TOUR ATTACHED\*
- Two Bedroom Second 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
- 100 Years Remaining On Lease
- Ground Rent £753.92 pa / Service Charge £4,000 pa









## Chalk Street Estates - Sales

63-65 Station Lane, Hornchurch, Greater London RM12 6JU

01708 922837

[sales@chalkstreet.co.uk](mailto:sales@chalkstreet.co.uk)

<https://chalkstreet.co.uk/>