



RAPER
COURT

RESIDENT
PARKING ONLY

GATES WILL BE
CLOSED AT ANY TIME
WITHOUT WARNING

First Port
Retirement



HUNTERS[®]
HERE TO GET *you* THERE

10 Draper Court Mavis Grove, Hornchurch, RM12 6BN

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Asking Price £268,000

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, one bedroom built in wardrobes and a shower room.

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)

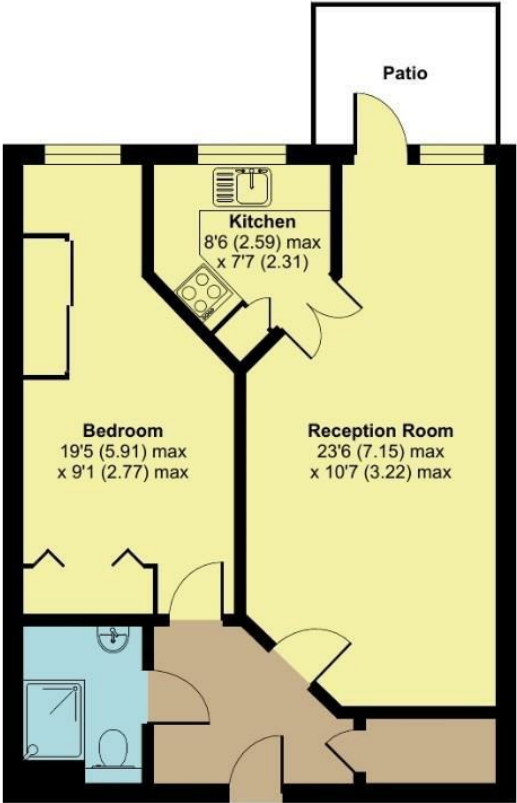
Service charge: £2,652.00 per year

Ground rent: £323.00 per year

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Draper Court, Mavis Grove, Hornchurch, RM12

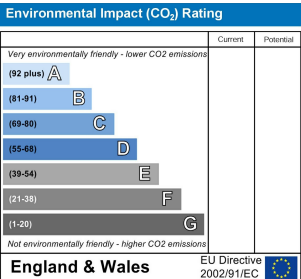
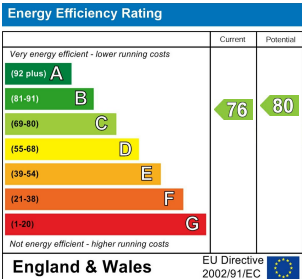
Approximate Area = 550 sq ft / 51.1 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 51.1 SQ M
(550 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1105582



Entrance Hallway

Solid wood front door, painted plastered walls, storage cupboards, fitted carpet, storage heater

Reception Room

23'6" max x 10'7" max
UPVC double glazed window and UPVC double glazed door to rear, plastered painted walls, electric fire with fire surround and hearth, fitted carpet, storage heater

Kitchen

8'6" max x 7'7"
UPVC double glazed window to rear, 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, tiled flooring

Bedroom

19'5" max x 9'1" max
UPVC double glazed window to rear, plastered painted walls, built in wardrobes, fitted carpet, electric storage heater

Bathroom

Bath suite comprising of; low level W/C, vanity sink unit, walk in shower cubicle with wall mounted electric shower and shower hose, tiled walls, anti-slip flooring

Patio

Paved patio area leading from the lounge

Communal Gardens

Lawn area and outside seating area for residents

Laundry Room

Laundry room with washing machines and dryers

Communal Lounge

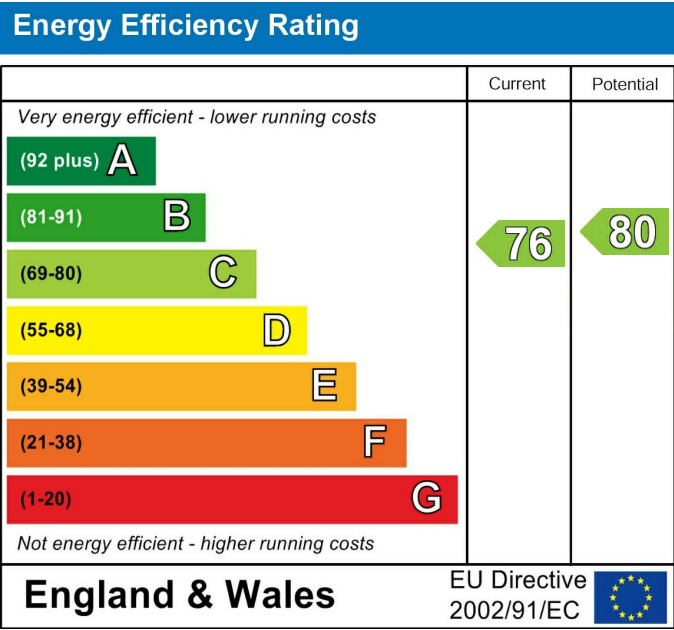
Day room for residents and visitors

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.



