



- RETIREMENT FLAT
- GROUND FLOOR
- TWO BEDROOMS
- REFITTED SHOWER ROOM

Hanover Court, Quaker Lane, Waltham Abbey, EN9 1HR

PRICE: £150,000 LEASEHOLD

GROUND FLOOR RETIREMENT APARTMENT IN THE TOWN CENTRE. Residents must be aged 55 or over. Two bedrooms. Town centre location. Free resident parking. Replacement shower room. CHAIN FREE



## Property Description

Hanover Court is an established retirement block located in the heart of the town centre, being within a short flat walk of the historic Market Square and Sun Street with its array of shops and eateries and bi-weekly market.

The picturesque Abbey Gardens and church are adjacent to the town centre and offer acres of protected parkland.

The property would benefit from cosmetic updating and gives the incoming purchaser an opportunity to personalise the property.

The accommodation comprises a generous size hallway which grants access to all rooms and is furnished with a built in storage and airing cupboard.

There is a good size dual aspect lounge which overlooks the side and rear aspects.

There are two good size bedrooms, overlooking the rear aspect and the master bedroom benefits from a range of fitted wardrobes. These are supported by the fully tiled re-fitted shower room which offers a shower enclosure, wash hand basin and WC.

The kitchen which overlooks the side aspect offers a range of fitted wall and base units with work surfaces

Externally there is free resident communal parking spaces and communal garden areas.

Other features include full double glazing, security entry-phone systems and pull cords supports in all rooms for warden assisted service.





Being offered chain free, early viewing is highly recommended

**ACCOMMODATION IN BRIEF COMPRISES:**

**HALLWAY**

16' 4" x 5' 6" (4.98m x 1.68m)

**LOUNGE**

14' 4" x 9' 9" (4.37m x 2.97m)

**KITCHEN**

7' 7" x 7' 8" (2.31m x 2.34m)

**BEDROOM ONE**

11' 10" x 10' 8" (3.61m x 3.25m)

**BEDROOM TWO**

11' 11" x 6' 2" (3.63m x 1.88m)

**SHOWER ROOM**

7' 3" x 5' 6" (2.21m x 1.68m)

**EXTERIOR**

**RESIDENT PARKING**

First come first serve basis

**COMMUNAL GARDEN**

**CHARGES**

Council Tax Epping Forest District Council Band B

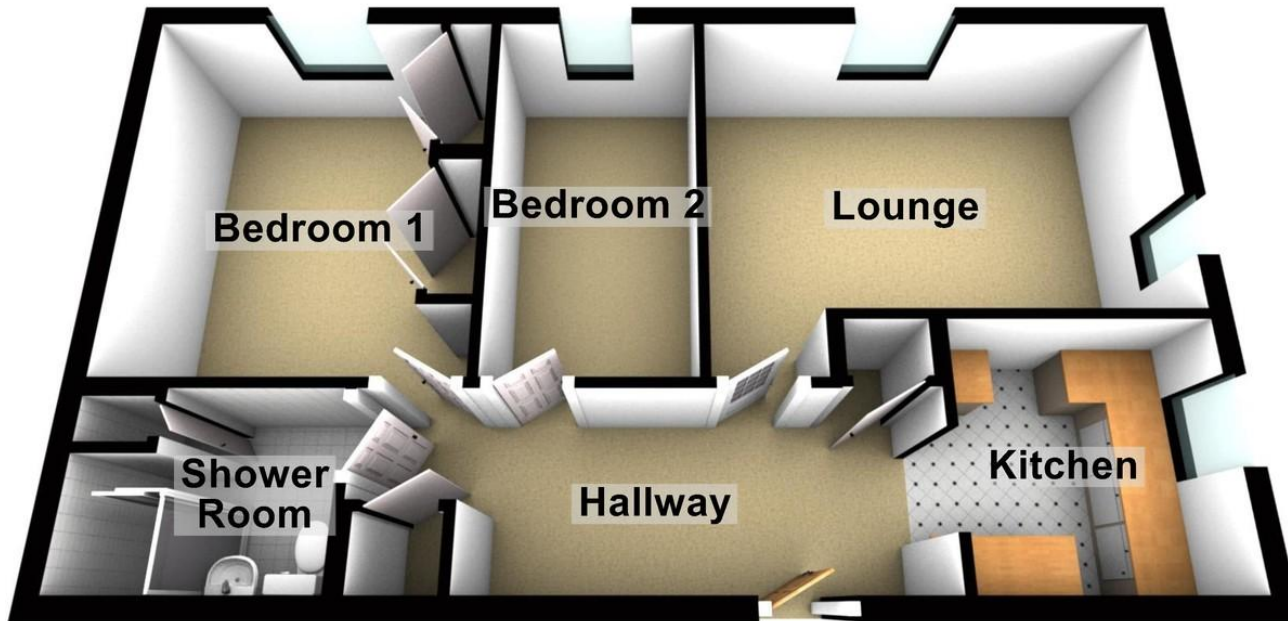
Tenure - Leasehold 58 years unexpired

Service Charge - To Follow

Ground Rent - To Follow



## Ground Floor



### UTILITIES AND SUPPLIERS

Electricity - Mains -

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Electric

Broadband - To Follow

Mobile Signal and coverage - Vodafone Three EE O2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements