



Hanbury Court, Thetford IP24 3BF

welcome to

Hanbury Court, Thetford

This managed retirement development is designed for independent, active living. This superb, SPACIOUS, bright, TOP FLOOR TWO BEDROOM PENTHOUSE APARTMENT offers WELL PRESENTED accommodation and is offered for sale CHAIN FREE! Close to amenities and transport links.



The Accommodation:**Entrance Hall**

With door to front, built in boiler cupboard and night storage heater.

Living / Dining Room

32' 8" max. x 12' max. (9.96m max. x 3.66m max.)

With built in storage cupboard, dual aspect windows to both the front and rear and night storage heater.

Kitchen

7' 6" x 7' 2" (2.29m x 2.18m)

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, electric oven, electric hob, space and plumbing for washing machine and Velux window.

Bedroom One

17' 9" max. x 9' 3" (5.41m max. x 2.82m)

With built in wardrobes and window to front.

Bedroom Two

14' 3" max. x 8' 11" max. (4.34m max. x 2.72m max.)

With fitted wardrobes and cupboard and window to front.

Shower Room

With low level W.C, wash hand basin with taps over and shower cubicle with shower attachment over.

Agents Note

The property is Leasehold and benefits from the remainder of a 125 Year Lease.

Service Charge is £2622.59 paid to First Port Retirement Property Services. This includes Manager's salary, communal area cleaning, window cleaning, gardening, buildings insurance, water rates, communal electricity charges and lift maintenance. Ground Rent half yearly in advance of £247.50 payable to Estates & Management Limited.

Residents have use of Laundry Room.

Guest room available to book via the Manager - £30

double or £25 single



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Hanbury Court, Thetford

- Top Floor Penthouse Apartment
- Two bedrooms
- OVER 60S LIVING
- CHAIN FREE
- Use of Residents Lounge, Laundry & Guest Bedroom

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107606 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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