



Hanbury Court, Thetford, IP24 3BF

welcome to

Hanbury Court, Thetford

A well presented top floor apartment in a popular residential complex! Benefitting from access to communal facilities, one double bedroom, well-equipped kitchen and a spacious living/dining room, all within easy access of Thetford's town centre and amenities. Call now to view!



Summary:

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road and rail links direct to both Cambridge and Norwich, convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is criss-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

The Accommodation:**Entrance Hall**

With door to front, access to the loft space and large built in storage cupboard.

Living Room

22' 9" max. x 10' 6" (6.93m max. x 3.20m)

With TV point, patio doors, door into Kitchen and electric radiator.

Kitchen

7' 4" x 6' 10" (2.24m x 2.08m)

With a range of fitted kitchen units at wall and base level with work surface over, stainless steel sink unit with mixer tap over, space for fridge, electric oven, electric hob with extractor hood over and window to rear.

Bedroom

15' 9" max. x 9' 3" max. (4.80m max. x 2.82m max.)

With built in wardrobes, window to rear and electric radiator.

Shower Room

With W.C, wash hand basin with mixer tap over and shower cubicle with shower attachment over.



check out more properties at williamhbrown.co.uk



welcome to

Hanbury Court, Thetford

- Top Floor Retirement Apartment
- One Bedroom
- Spacious Living/Dining Room
- Well-Equipped Kitchen
- Access to Communal Facilities
- For Those Over 60!
- Within Walking Distance of the Town

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£90,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
THF107726 - 0002

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.



william h brown



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk