



Hanbury Court, Thetford, IP24 3BF

welcome to

Hanbury Court, Thetford

Sold with NO CHAIN and found on an ever popular OVER 60s DEVELOPMENT, this spacious GROUND FLOOR apartment is just a short WALK TO THE TOWN CENTRE and offers TWO BEDROOMS and a bright & spacious feel throughout! Viewing is essential!



The Accommodation:

Entrance Hall

With door to the front aspect. Storage cupboard. Night storage heater. Doors to all rooms and further door leading to :-

Walk In Cupboard

11' 10" x 3' 11" (3.61m x 1.19m)
Making for an ideal storage space.

Living Room

17' 6" x 11' 10" (5.33m x 3.61m)
With patio door to the side. Night storage heater. Fireplace with electric fire. Door leading through into :-

Kitchen

7' 3" x 7' 1" (2.21m x 2.16m)
With window to the side aspect. Fitted with a matching range of base and eye level units with work surfaces over. Inset stainless steel sink with mixer tap over. Integrated fridge and freezer. Electric oven with electric hob and extractor hood over. Tiled flooring.

Bedroom One

12' 4" x 9' (3.76m x 2.74m)
With window to rear aspect. Economy 7 night storage heater.

Bedroom Two

14' 6" x 9' 2" (4.42m x 2.79m)
With window to side aspect. Economy 7 night storage heater. Built in wardrobe.

Bathroom

With panel bath with shower attachment over. Low level W.C. Wash hand basin.

Outside

Communal gardens along with parking and visitor spaces.

Agents Note

The sale of this property is subject to Grant of

Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Agents Note

This property is subject to Ground Rent and Service Charges. This includes Manager's salary, cleaning of any communal areas, window cleaning, gardening, buildings insurance, water rates, communal electricity charges and maintenance of the lift services.

Residents have use of Laundry Room, communal areas and there is also a Guest room available to book via the Manager - £30 double or £25 single.

Please contact the Branch for more details surrounding this.



view this property online williamhbrown.co.uk/Property/THF108236



welcome to

Hanbury Court, Thetford

- Ground Floor Apartment within the Sought After Hanbury Court Development
- Exclusively for those Aged 60 and Over
- Sold with No Onward Chain!
- Walking Distance to Thetford's Town Centre
- Two Good Sized Bedrooms

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 5266.70

Ground Rent: 495.00

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.

£140,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/THF108236](https://www.williambrown.co.uk/Property/THF108236)



Property Ref:
THF108236 - 0003

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@williambrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



[williambrown.co.uk](https://www.williambrown.co.uk)