



- RETIREMENT FLAT
- ONE BEDROOM
- EXTENDED LEASE
- LOUNGE

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

PRICE: £155,000 LEASEHOLD

For the over 55's an opportunity to purchase this well presented one bedroom first floor retirement flat situated in the heart of the town centre. Extended lease - Modern kitchen - Free residents parking - Internal viewing recommended.



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 benefits from an extended lease giving the incoming purchaser peace of mind.

Since being in the sellers ownership the property has been greatly improved with improvements to the kitchen, bathroom and heating, as well as decorating and the addition of a cupboard in the hallway.

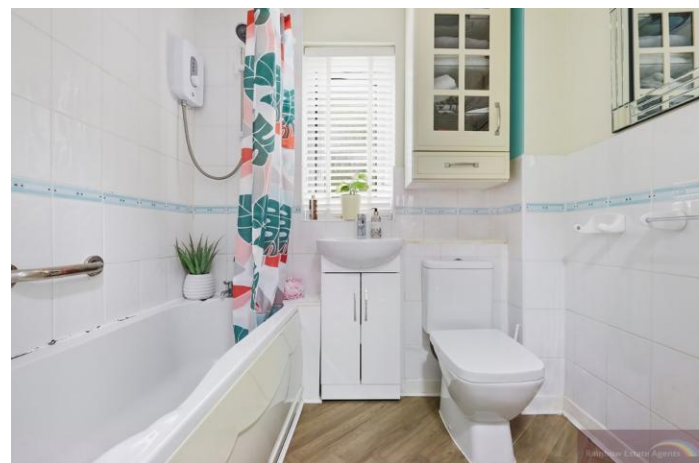
Accommodation in general comprises and an entrance hall with built in storage cupboard, entry phone and providing access to all rooms.

The lounge is light and airy and is supported by a modern fitted kitchen with fitted wall and base units with display cabinets, contrasting work surfaces and Butler style sink unit . This is complimented by a built in oven and hob.

A mainly tiled bathroom with a modern three piece including a panel enclosed bath, pedestal wash hand basin and close coupled WC.

A generous size light and airy bedroom complete this property.

Externally there is free residents parking with communal garden.





TENURE AND CHARGES

Council Tax Epping Forest District Council Band B

Tenure - Leasehold approximately 148 years unexpired

Service Charge - £228.64 includes Ground Rent

UTILITIES AND SUPPLIERS

Electricity - Mains - British Gas

Water - Mains - Thames Water

Sewage - Mains - Thames Water

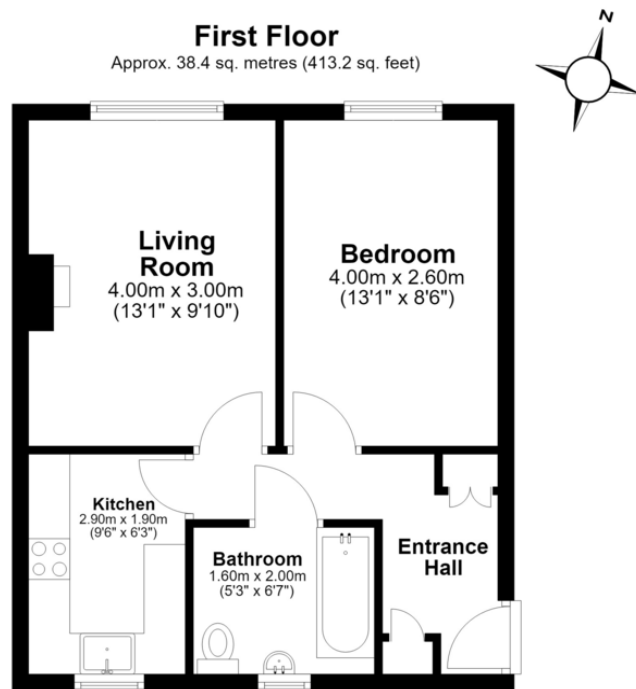
Heating - Electric

Broadband - Vodafone

Mobile signal and coverage - Vodafone Three EE O2

FOR ROOM SIZES PLEASE REFER TO FLOORPLAN





Total area: approx. 38.4 sq. metres (413.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Hanover Court

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

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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 are 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