



- RETIREMENT FLAT
- FIRST FLOOR
- OVER 55's ONLY
- TWO BEDROOMS

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

PRICE £157,500

Two bedroom first floor RETIREMENT FLAT set in the very heart of the historic town centre for residents aged 55 or over. Modern kitchen and wet room. Free residents parking. Safety pull cord support. 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 is well presented and has fitted blinds throughout.

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 lounge which overlooks the rear aspect.

There are two good size bedrooms, overlooking the front aspect .

These are supported by the part tiled re-fitted wet room which offers a shower , wash hand basin and WC.

The kitchen which overlooks the rear 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 GENERAL COMPRISES

HALLWAY

LOUNGE

13' 1" x 9' 11" (3.99m x 3.02m)

KITCHEN

6' 11" x 7' 10" (2.11m x 2.39m)

BEDROOM ONE

10' 9" x 11' 2" (3.28m x 3.4m)

BEDROOM TWO

9' 6" x 6' 10" (2.9m x 2.08m)

WET ROOM

5' 6" x 5' 6" (1.68m x 1.68m)

RESIDENTS PARKING

CHARGES AND TENURE

Council Tax Epping Forest District Council Band B

Tenure - Leasehold Residue 99 year from 2nd September

1985 approx 58 years unexpired

Service Charge £228.20

Ground Rent £ Nil

UTILITIES AND SUPPLIERS

Electricity - Mains - Fuse

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Electric Heaters

Broadband - Talk Talk

Mobile Signal and Coverage Vodafone Three EE O2

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 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 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