



Lawsons
ESTATE AGENTS

9 Hanbury Court, Thetford
In Excess of **£130,000**

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Thetford, IP24 3BF

Two-bedroom ground floor retirement apartment, ideally situated close to the town centre and local amenities, offering convenience and comfort in equal measure. This chain-free property has been thoughtfully designed for ease of living, featuring an inviting open plan lounge / diner that creates a bright and sociable space, perfect for relaxing or entertaining guests. Residents benefit from a 24-hour call system and the reassurance of a dedicated house manager, providing peace of mind and support when needed. The apartment also enjoys access to a welcoming residents lounge as well as a guest suite for visiting family and friends (subject to availability), ensuring both comfort and flexibility for your lifestyle. With easy access to the A11 and A134, this home is superbly located for travel and day-to-day convenience. This is a wonderful opportunity to secure a comfortable and secure retirement lifestyle in a sought-after location. Early viewing is highly recommended.

Council Tax band: A

Tenure: Leasehold

Hallway

8' 8" x 8' 11" (2.63m x 2.71m)

Doors to lounge, both bedrooms, bathroom, and two storage cupboards of which one houses the hot water tank, with electric radiator, and carpet flooring.

Lounge / Diner

10' 4" x 17' 5" (3.16m x 5.31m)

Feature electric fireplace with surround, with electric radiator, carpet flooring, and doors to kitchen and outside.





Kitchen

7' 0" x 7' 3" (2.13m x 2.21m)

Window to side, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, fridge, and freezer, with wall mounted fan heater, and tiled flooring.

Bedroom 1

15' 2" x 11' 5" (4.63m x 3.48m)

Window to side, with electric radiator, and carpet flooring.

Bedroom 2

9' 0" x 13' 1" (2.75m x 3.98m)

Window to side, built-in wardrobe, with electric radiator, and carpet flooring.

Bathroom

7' 0" x 5' 7" (2.14m x 1.71m)

Walk in bath with individual taps and separate mixer tap shower over, low level W/C, wash basin with individual taps over and vanity storage beneath, with full wall tiling, heated towel rail, wall mounted fan heater, and tiled flooring.

Communal Garden

Externally there are communal garden areas for residents to enjoy!

Parking

The property benefits from access to a residents only car park operating on a first come first serve basis. Further on-street parking is available nearby on a first come, first served basis. For more information, please contact the office.

On Site Facilities

There is a large residents lounge with seating areas, communal laundry room with washing machines and tumble dryers. Externally there are communal garden areas and a resident only car park operating on a first come first serve basis.



Guest Accommodation

There is a guest suite available for family and friends booked in advance with the House Manager (costs apply)

Leasehold Information

We are advised that the ground rent and service charges are approximately £5,310.00 per annum and the Lease was 125 Years from new with 106 Years remaining. For more information, please contact the office.

Agents Note

This property falls under an A band for the local council tax and costs approximately £1,676.46 per annum for 2026/27. The minimum age for a sole occupier is 60 years of age. Where the property is jointly occupied the minimum age of the youngest occupier is 55 years of age subject to the freeholder's approval, for more information, please contact the office. In accordance with the section 21 of the 1979 Estate Agents Act we must inform you that the owner of this property is a family member of an employee of Lawsons Estate Agents. For more information, please contact the office. The property is currently going through probate, for more information please contact the office.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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