



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!



Summary:

Situated within the ever-popular Hanbury Court development-exclusively designed for residents aged 60 and over-this bright and spacious ground floor apartment is offered to the market with no onward chain and represents an excellent opportunity to secure a well-positioned retirement home in Thetford.

Hanbury Court benefits from a welcoming community atmosphere with access to a range of on-site amenities and social activities, while Thetford's town centre is just a short walk away. The town offers an excellent selection of shops, supermarkets, services and transport links including road, bus and rail connections, making this location both convenient and well connected.

The apartment itself is well maintained and offers generous accommodation throughout, while also allowing scope for personalisation if desired. A welcoming entrance hall, complete with a useful walk-in storage cupboard, leads into a spacious living room with space for dining, ideal for both everyday living and entertaining visitors. The separate kitchen is well equipped, and there are two proportionate bedrooms alongside a bathroom that completes the layout.

Offering space, comfort and a superb position within this sought-after development, this apartment must be viewed to be fully appreciated.



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" max. x 11' 10" max. (5.33m max. x 3.61m max.)
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

15' 2" max. x 11' 5" max. (4.62m max. x 3.48m max.)
With window to side aspect. Economy 7 night storage heater. Built in wardrobe.

Bedroom Two

13' 1" max. x 9' max. (3.99m max. x 2.74m max.)
With window to rear aspect. Economy 7 night storage heater.

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.

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Hanbury Court, Thetford

- GUIDE PRICE: £140,000 - £150,000!
- 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
- Spacious Entrance Hall with Walk-in Storage Cupboard
- Well Maintained Throughout with Scope to Personalise

Tenure: Leasehold EPC Rating: B

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.

Guide Price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF108236 - 0001

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