



- RETIREMENT FLAT
- GROUND FLOOR
- ONE BEDROOM
- LOUNGE

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

PRICE: £130,000 LEASEHOLD

Being offered CHAIN FREE for the over 55's an opportunity to purchase this one bedroom ground floor retirement flat situated in the heart of the Town Centre. Close to local amenities - Free resident parking - Town Centre location.



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 within walking distance of local amenities and comes with free resident parking.

The property is accessed via a communal hallway and the accommodation in general comprises an entrance hall with a built in cupboard housing the hot water cylinder and providing access to all rooms.

The lounge is light and airy and overlooks the rear aspect.

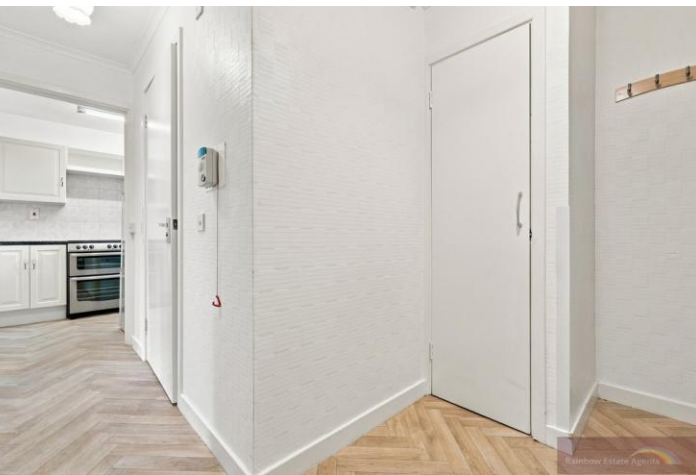
The kitchen has a range of fitted wall and base units with contrasting work surfaces and overlooks the rear aspect. A spacious bedroom which is also light airy overlooks the rear aspect.



A part tiled wet room with shower unit, pedestal wash hand basin and close coupled WC complete the interior. There are pull cords for warden assisted service in all rooms.

Externally there are communal spaces which offer seating areas surrounded by mature planting and free resident parking on a first come first serve basis.

Being offered chain free early viewing is highly recommended.



CHARGES AND TENURE

Council Tax Epping Forest District Council Band B

Tenure - Leasehold 58 Years unexpired (There is an option to surrender and regrant the lease to 99 Years for approximately £1000

Service Charge £2743.68 Per Annum

Includes Ground Rent

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus

Water - Mains - Thames Water

Sewage - Mains - Thames Water

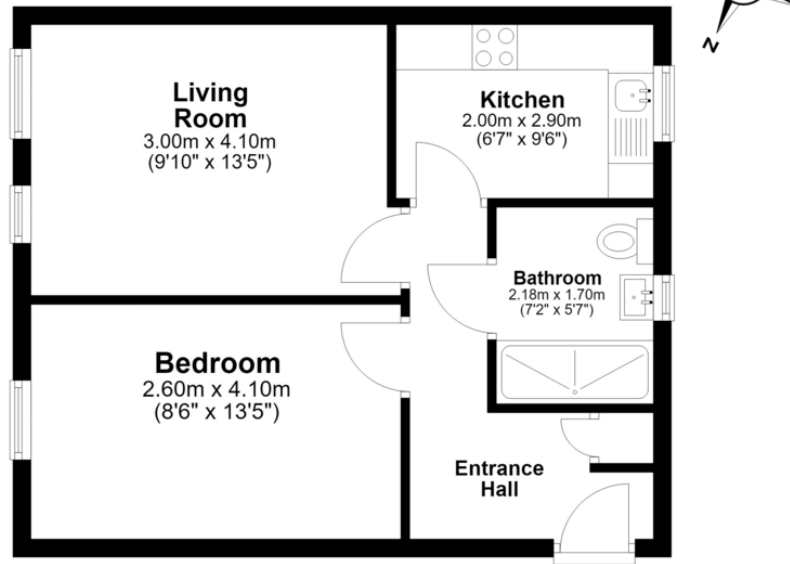
Heating - Electric

Broadband - Various providers available

Mobile Signal and Coverage Vodafone Three EE O2

Ground Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



Total area: approx. 39.6 sq. metres (425.8 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		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		

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