

- RETIREMENT APARTMENT
- OVER 55'S ONLY
- GROUND FLOOR
- TOWN CENTRE LOCATION

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

PRICE:£115,000 Leasehold

GROUND FLOOR RETIREMENT APARTMENT for the over 55's in the heart of the town centre. Good size lounge, separate kitchen, double bedroom and full bathroom suite. Resident Parking. Perfect location adjacent to the historic town centre. Option for lease renewal to 99 years



Property Description

Ground floor retirement apartment with disabled access in the heart of our 14th Century historic town centre which offers a pedestrianised high street, bi-weekly market and acres of protected parkland within the grounds of the renowned Abbey Church.

The development is for residents aged 55 or over and is a well maintained, attractive red brick construction with resident parking and some outside communal spaces including gardens.

This property is set on a traditional floorplan which offers an entrance hall, large lounge, double bedroom and a separate fitted kitchen. Additionally there is a security entry-phone system and free residents parking.

NOTE: The vendor advises that a lease renewal option is available to extend the lease to 99 years. Please ask us for further details

Viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES

ENTRANCE HALL

12' 3" x 6' 5" (3.73m x 1.96m)

LOUNGE

12' 11" x 10' 1" (3.94m x 3.07m)

KITCHEN

9' 5" x 6' 8" (2.87m x 2.03m)

BEDROOM

13' 4" x 8' 8" (4.06m x 2.64m)

BATHROOM

7' 2" x 5' 9" (2.18m x 1.75m)

EXTERIOR

Communal gardens





Resident parking spaces

CHARGES:

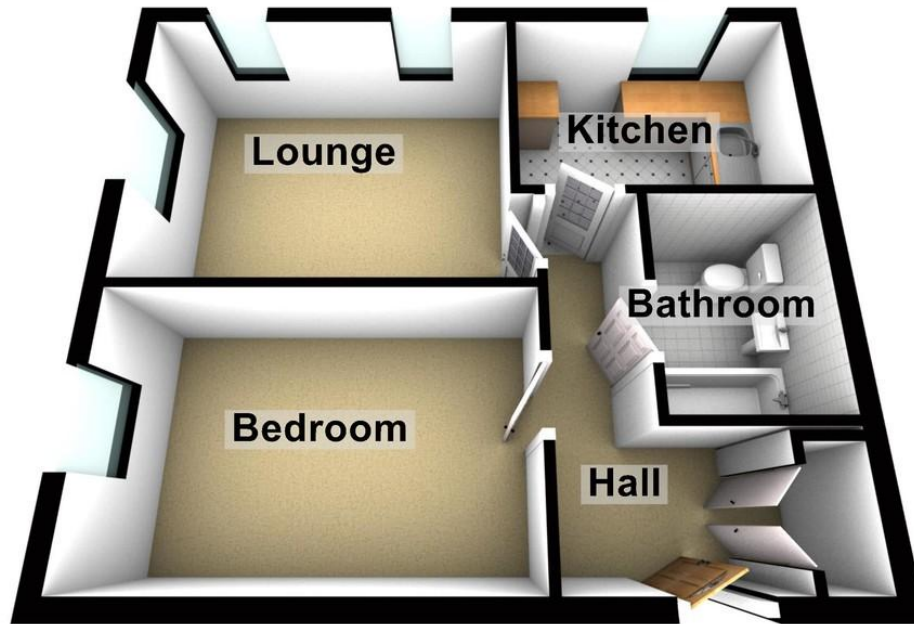
Tenure : Leasehold with approx. 61 years remaining (vendor advises there is an option to extend the lease to 99 years)

Service Charge: £193 pcm

Council tax: Band B within Epping Forest



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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