



- RETIREMENT FLAT
- GROUND FLOOR
- TWO BEDROOMS
- LARGE LOUNGE

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

PRICE: £160,000 LEASEHOLD

Two bedroom ground floor RETIREMENT FLAT set in the very heart of the historic town centre for residents aged 55 or over. Modern kitchen and shower 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.

This particular property is very well presented with replacement kitchen and bathroom 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 dual aspect lounge which overlooks the side and rear aspects.

There are two good size bedrooms, overlooking the rear aspect and the master bedroom benefits from a range of fitted wardrobes. These are supported by the part tiled re-fitted shower room which offers a shower enclosure, wash hand basin and WC.

The kitchen which overlooks the side 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 BRIEF COMPRISES:**

##### **ENTRANCE HALL**

13' 00" x 2' 11" (3.96m x 0.89m)

##### **INNER HALL**

12' 1 Max" x 9' 1 Max" (3.68m x 2.77m)

##### **LOUNGE**

13' 9" x 10' 5" (4.19m x 3.18m)

##### **KITCHEN**

10' 4" x 5' 10" (3.15m x 1.78m)

##### **BEDROOM ONE**

14' 1" x 5' 10" (4.29m x 1.78m)

##### **BEDROOM TWO**

10' 5" x 6' 6" (3.18m x 1.98m)

##### **SHOWER ROOM**

7' 00" x 5' 6" (2.13m x 1.68m)

#### **EXTERIOR**

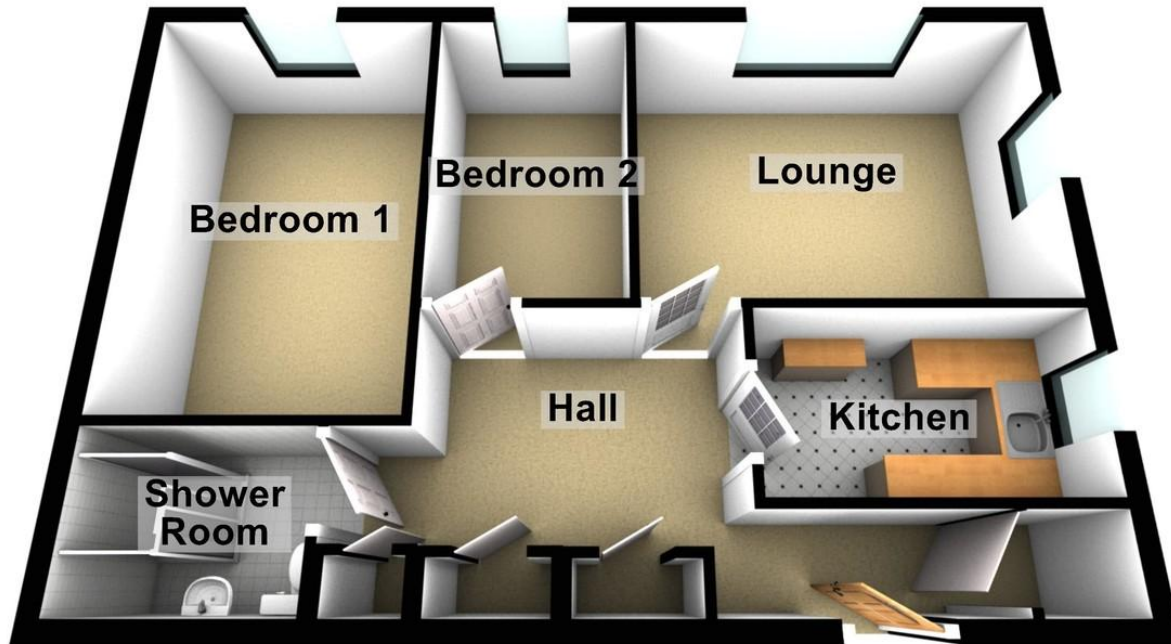
##### **FREE RESIDENT PARKING**

First come first serve basis

##### **COMMUNAL GARDENS**



## Ground Floor



### CHARGES

Council Tax Epping Forest District Council Band B

Lease - 59 Years remaining. We understand that a new lease can be created by surrender and regrant on purchase.

Service Charge £232.76 pcm

Ground Rent - TBC

### UTILITIES AND SUPPLIERS

Electricity - Mains supply - Eon

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Electric Heating. No Gas Supply

Broadband - Varying Providers Available

Mobile Signal and Coverage - Varying Providers Available

EPC CERTIFICATE – TO FOLLOW

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