

- RETIREMENT FLAT
- FIRST FLOOR
- ONE BEDROOM
- TOWN CENTRE LOCATION

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

PRICE: £95,000 LEASEHOLD

RETIREMENT APARTMENT in the very heart of our historic town centre with bi-weekly market and historic Abbey Gardens. First floor. Resident parking. Good size lounge. CHAIN FREE.



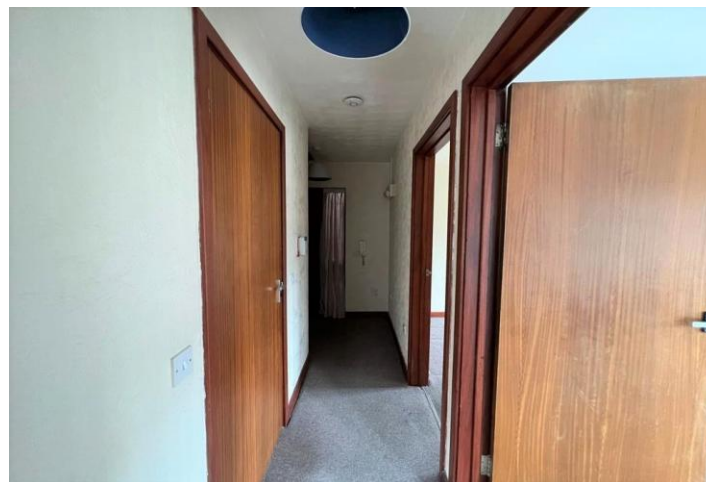


## Property Description

Attractive red brick retirement development set in the heart of the historic town centre a short walk from the pedestrianised high street with its comprehensive facilities and bi-weekly market. Adjacent to the town centre and market square is the picturesque Abbey Church and its extensive gardens with their notable royal history.

Hanover Court development is well maintained and offers free resident parking on a first come first serve basis. Additionally there is security entry-phone systems to the flats and within the flats themselves a pull cord support facility.

The property itself is accessed via carpeted communal entrance halls giving access to a personal front entrance door. The internal accommodation offers a long entrance hall with built in storage cupboards one of which incorporates the water tank. The lounge is a good size and offers a dual aspect allowing plenty of natural light into the room. There is a double bedroom which is supported by the bathroom which offers an avocado coloured suite and the accommodation is completed with a fitted kitchen.



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.





## ACCOMMODATION IN BRIEF COMPRISES:

### ENTRANCE HALL

12' 6" (3.81m)

### LOUNGE

13' 5" x 10' 0" (4.09m x 3.05m)

### KITCHEN

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

### DOUBLE BEDROOM

13' 7" x 8' 10" (4.14m x 2.69m)

### BATHROOM

7' 4" x 5' 6" (2.24m x 1.68m)

### EXTERIOR

### FREE RESIDENT PARKING

### CHARGES

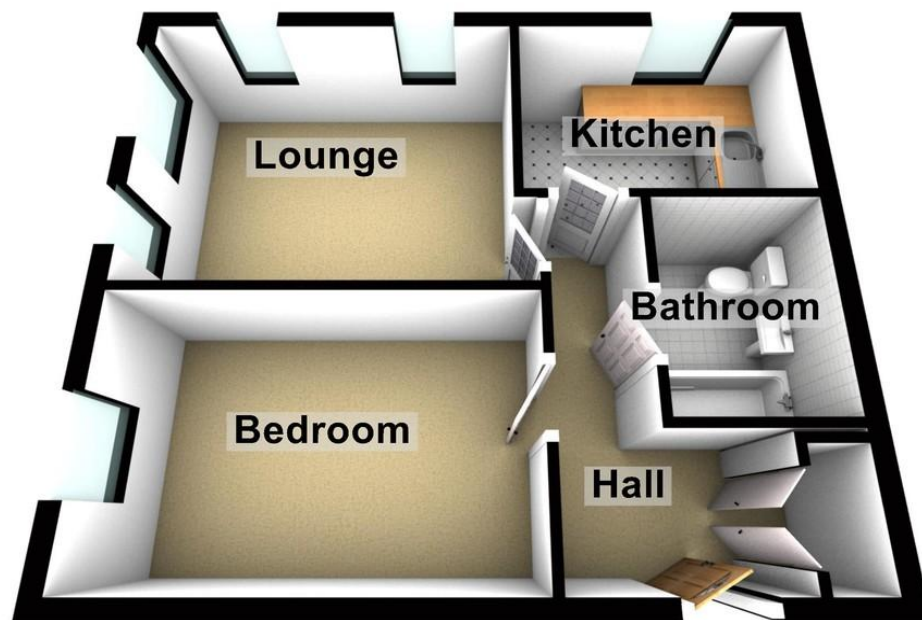
Leasehold Title - approx. 60 years remaining

Service Charge-£2738.52 - equating to £228.21 pcm

Council Tax - Band B within Epping Forest



## First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 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