



- 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.

The property is well presented 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

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

COMMUNAL GARDENS

CHARGES

Council Tax Epping Forest District Council Band B

Lease - 59 Years unexpired

Service Charge £232.76

Ground Rent – To be confirmed



UTILITIES AND SUPPLIERS

Electricity - Mains - EON

Water - Mains - Thames Water

Sewage - Mains - Thames Water

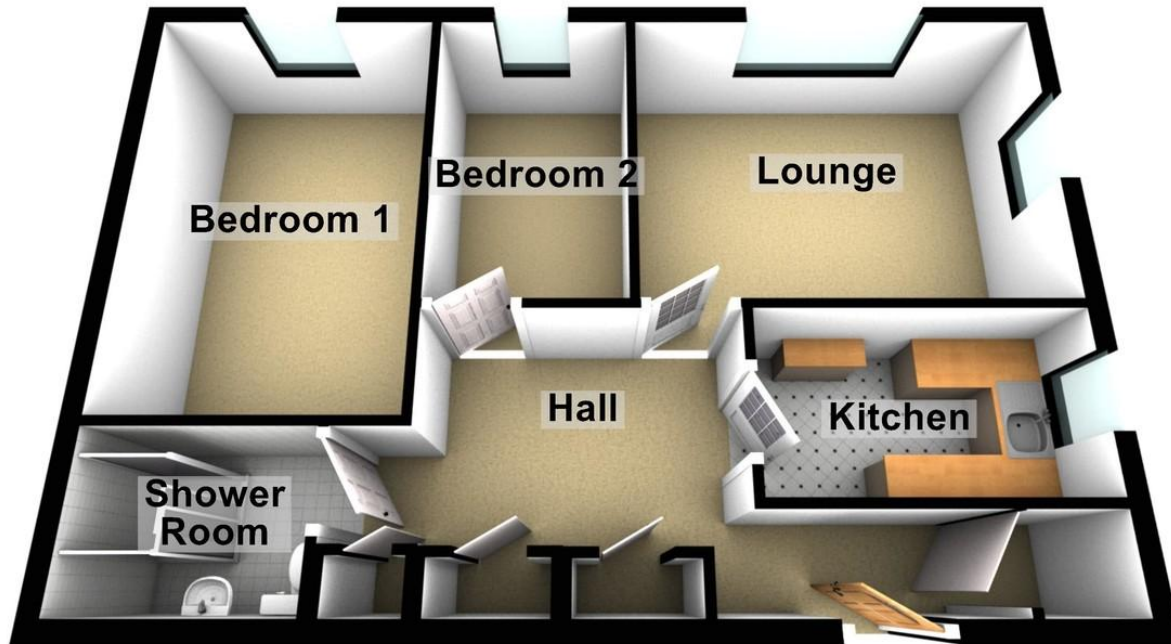
Heating - Electric storage heating

Broadband N/A

Mobile Signal and Coverage Vodafone EE Three O2

Flood Risk - Very low

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 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