





Hanbury Court, Thetford, IP24 3BF

william h brown

welcome to

Hanbury Court, Thetford

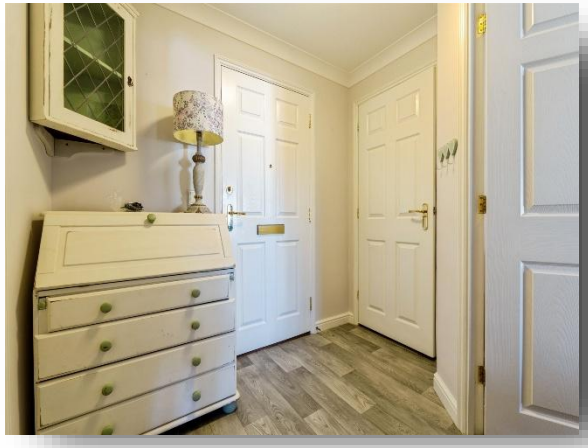
Sold with NO CHAIN and found on an ever popular OVER 60s DEVELOPMENT, this spacious first floor apartment that has recently been refurbished is just a short walk to the town centre and offers one bedroom and a bright & spacious feel throughout! Viewing is essential!













The Accommodation:

Entrance Hall
With large built in storage cupboard and doors to Lounge and Bathroom.

Lounge
With UPVC double glazed window to front, electric radiator and door to Kitchen.

Kitchen
With a range of fitted kitchen units at wall and base level with work surface over, eye level oven, electric hob with extractor over, stainless steel single bowl sink unit with mixer tap over, space and plumbing for washing machine, space for fridge/freezer and UPVC double glazed window to front.

Bedroom
With built in wardrobes, UPVC double glazed window to front and electric radiator.

Bathroom
With low level W.C, vanity wash hand basin, recently installed shower cubicle, extractor fan and heated towel rail.

Outside
The development has a communal garden and parking for both residents and guests.

Agent's Note
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- Sold with No Chain!
- First Floor Retirement Apartment
- Double Bedroom
- Bright & Spacious Accommodation
- Recently Refurbished
- Fantastic Town Location
- Close to Local Amenities
- Exclusively for those 60 and Over

Tenure: Leasehold EPC Rating: B
Council Tax Band: A Service Charge: 3605.32
Ground Rent: 442.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2007. Should you require further information please contact the branch.
Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£90,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/THF108538

The Property Ombudsman

Property Ref:
THF108538 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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