



Lawsons
ESTATE AGENTS

23 Hanbury Court, Thetford
Guide Price £130,000 – £140,000

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Thetford, IP24 3BF

Exceptional 2 Bedroom Retirement Property boasting a top-floor location ensuring peace and quiet for its occupants. Step inside to discover a tastefully decorated home featuring a brand-new boiler (installed September 2025), providing both comfort and efficiency all year round. The property offers two bedrooms, a spacious open-plan lounge / diner, and a well-equipped kitchen with integrated appliances. Enjoy the convenience of a chain-free property, equipped with a 24-hour call system and a dedicated house manager for added security and peace of mind. Residents can take advantage of the communal gardens, parking facilities, residents' lounge, and a guest suite* ideal for visiting family and friends. Ideally located close to town and amenities, this property provides a perfect blend of relaxation and convenience for retirees. Don't miss out on this fantastic opportunity! Call now to arrange a viewing and secure this delightful retirement apartment.*

Council Tax band: B

Tenure: Leasehold

Hallway

9' 5" x 5' 3" (2.88m x 1.61m)

Doors to lounge, shower room, both bedrooms, and storage cupboard housing the hot water cylinder, with electric storage heater, carpet flooring, and access to loft via ceiling hatch.

Kitchen

7' 1" x 7' 6" (2.16m x 2.29m)

Velux window to side, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, fridge, and freezer, with vinyl flooring.





Dining Area

7' 2" x 14' 0" (2.18m x 4.27m)

Window to side, with carpet flooring, and French doors to the kitchen.

Lounge

10' 4" x 16' 1" (3.16m x 4.90m)

Window to side, with electric storage heater, carpet flooring, and door to storage cupboard.

Shower Room

7' 1" x 5' 8" (2.15m x 1.73m)

Shower cubicle with mixer tap shower, low level W/C, wash basin with individual taps over, with full wall tiling, wall mounted fan heater, heated towel rail, and carpet flooring.

Bedroom 1

9' 3" x 12' 10" (2.82m x 3.92m)

Window to side, built-in wardrobe, with electric storage heater, carpet flooring, and access to loft via ceiling hatch.

Bedroom 2

8' 11" x 14' 2" (2.73m x 4.32m)

Window to side, with fitted wardrobes and draws, door to storage cupboard, and carpet flooring.

Communal Garden

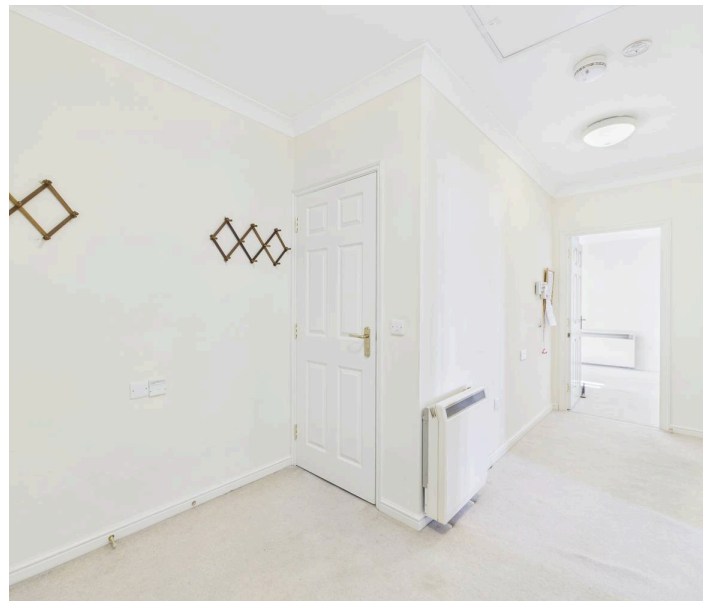
Externally there are communal garden areas for residents to enjoy!

On Site Facilities

There is a large residents lounge with seating areas, communal laundry room with washing machines and tumble dryers. Externally there are communal garden areas and a resident only car park operating on a first come first serve basis.

Guest Accommodation

There is a guest suite available for family and friends booked in advance with the House Manager (costs apply)



Parking

The property benefits from access to a residents only car park operating on a first come first serve basis. Further on-street parking is available nearby on a first come, first served basis.

Leasehold Information

We are advised that the ground rent and service charges are approximately £5,363.05 per annum 2024/25 and the Lease was 125 Years from new with 106 Years remaining. For more information, please contact the office.

Agents Note

This property falls under a B band for the local council tax and costs approximately £1,858.23 per annum for 2025/26. The minimum age for a sole occupier is 60 years of age. Where the property is jointly occupied the minimum age of the youngest occupier is 55 years of age subject to the freeholder's approval, for more information, please contact the office. The vendor has advised that their parents have lived in the property since it was built. During this time, they have had a complete care package covering plumbing, electrics, and the boiler, ensuring the property has been well maintained throughout, and the shower was replaced approximately 2-3 years ago.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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