

Jonathan Hunt

ESTATE AGENCY

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7 Deercote Court, Cheshunt, EN8 8NW

£325,000

JONATHAN HUNT are pleased to offer ARGUABLY ONE OF BEST TWO BEDROOM GROUND FLOOR APARTMENTS located within this highly regarded retirement development. The property is offered excellent condition and features French doors leading to a patio area which enjoys a South Westerly aspect. Internally the apartment benefits from GAS CENTRAL HEATING, Wet room, double glazed windows and high ceilings. The refitted Kitchen is equipped with integrated appliances to include Dishwasher, Washing Machine, Fridge Freezer and Cooker. Deercote Court offers a peaceful and friendly environment with communal living rooms, Dining Hall and managers office staffed 24 hours.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

7 Deercote Court, Cheshunt, EN8 8NW

ENTRANCE HALLWAY



KITCHEN



LIVING ROOM



BEDROOM ONE



BEDROOM TWO



DINING AREA



7 Deercote Court, Cheshunt, EN8 8NW

WET ROOM



EXTERIOR



COMMUNAL SITTING ROOMS



COMMUNAL GARDENS



DINING HALL



GATED DEVELOPMENT



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FRONT ENTRANCE



AGENTS NOTE

COUNCIL TAX BAND: D

EPC RATING: C

MONTHLY SERVICE CHARGE: £725.28

SERVICE CHARGE PERIOD: 1 April 2024 - 31 March 2025

12 MONTH GROUND RENT: £533.71

GROUND RENT DUE FOR REVIEW: 2033

LENGTH OF LEASE: 999 Years from 01/01/2003

RESALE FEES: 1% to Reserve Fund

Deercote Court information:

Type
Independent Living

Properties
Constructed by Bovis Homes Ltd. Completed 2003.
Comprising of:
33 x two bedroomed apartments and
18 x one bedroomed apartments.

Services
Duty manager on site 24/7. Emergency callouts between 10.00pm and 8.00am. One and half hours service time per week. Restaurant facility offering a three course lunch every day. Family and friends welcome. Handyman. Laundry service.

Facilities
Lift access to all levels, lounge, dining room, guest suite, hobbies room, landscaped gardens with terrace and car parking. Secure door entry system. Emergency alarm call system.

Accessibility
All areas are wheelchair accessible. Situated in the centre of Cheshunt and within 400 yards of the excellent local shops and

supermarket. Good local amenities including doctor's surgery, chemist and cottage hospital.

Lifestyle
Deercote Court has attractive communal areas. The busy social programme includes coffee mornings, bingo, quiz nights, cards, scrabble and themed evenings. Outings organised to the local theatre.
New Owners are accepted over 60 years of age.
Pets are welcome (subject to terms of the lease).

Tenure
Leasehold 999 years from 2003.

Manager's note
This development enjoys a lovely community atmosphere. We are excellently positioned for local facilities and promote friendly, professional, caring support for an independent lifestyle.
It has excellent transport links to London, Harlow and Stevenage.
The community make new Owners very welcome.



