



Chauncy Court, SG14 1DU  
Hertford







Private Parking  
for  
Worshippers in  
Chapels, Choir and  
Rehearsal Only

A7 JUX

YY64 CVB

WJ69 CBF

PL14 CKJ

ED BFF

Y122 KLE

Y122 KLE

Y122 KLE

kin  
GRO



# Chauncy Court, SG14 1DU

\*FIRST 12 MONTHS SERVICE CHARGES ARE PAID FOR\*

Kings group are delighted to offer this beautiful ONE BEDROOM FIRST FLOOR RETIREMENT PROPERTY located in the centre of Hertford Town.

Being located in the centre of Hertford town allows you to be just a stones throw away from Hertford East train station and the local supermarket. In addition to that it is under 0.2 miles till you are in the highly popular Hertford town, where you can visit local shops and the market.

The property itself is comprised of a a beautiful bathroom, a good size Lounge / diner, practical kitchen and a lovely master bedroom with a built in wardrobe. The property also comes with 1 permit and 1 visitors permit for resident only parking and many communal areas within the building.

Lease length is 62 years

Call us on 01992 586 570 to book a viewing!

\*PUBLIC NOTICE FOR CHAUNCY COURT\*

We are acting in the sale of the above property and have received an offer of £117,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

## £130,000



- ONE BEDROOM FIRST FLOOR RETIREMENT PROPERTY
- CHAIN FREE
- TWO PARKING PERMITS

- LESS THAN 0.2 MILES FROM HERTFORD TOWN SHOPS
- COUCIL TAX BAND C

**Bathroom 9'05 x 5'54 (2.87m x 1.52m)**

Lino flooring, extractor fan, Electric shower, Pedestal wash basin, Low level WC, Emergency pull cord

**Entrance Hall 12'78 x 5'17 (3.66m x 1.52m)**

Storage cupboard, Airing cupboard, Single electric radiator, Carpeted flooring, Power points, Emergency pull coard

**Lounge 14'68 x 16'38 (4.27m x 4.88m)**

Single glazed windows at rear aspect, double electric radiator, Carpeted flooring, Electric fire place with stone over mantle, TV aerial point, Phone point, Power points, Emergency pull cord

**Kitchen 7'85 x 10'52 (2.13m x 3.05m)**

Single glazed circular window at side aspect, Lino flooring, Tiled splash backs, Electric oven with electric hob, Hood style extractor fan, Space for fridge freezer, Sink with drainer unit, Power points, Emergency pull cord

**Master Bedroom 13'43 x 9'10 (3.96m x 3.00m)**

Single glazed window at rear aspect, single electric radiator, built in wardrobes, Carpeted flooring, TV aerial point, Power points, Emergency pull cord

- FIRST 12 MONTHS OF SERVICE CHARGES ARE PAID FOR
- LOCATED IN THE CENTRE OF HERTFORD TOWN
- LESS THAN 100 YARDS FROM HERTFORD EAST TRAIN STATION
- LOCAL BUS STATION ONLY 0.2 MILES AWAY
- LEASE LENGTH IS 62 YEARS















# GROUND FLOOR

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

28 Maidenhead Street, Hertford,  
Hertfordshire, SG14 1DR  
T: 01992 586570  
E:  
www.kings-group.net

