



**Chauncy Court, Hertford SG14 1DU**

## welcome to Chauncy Court, Hertford

A well-proportioned two double bedroom ground floor apartment, set within this historic Grade II listed building and conservation area is this highly regarded retirement development for the over 55's, perfectly positioned in the heart of Hertford town centre. The apartment offers comfortable and practical living, featuring a spacious living room with a Juliet balcony overlooking the beautifully maintained communal gardens, a larger-than-average fitted kitchen, a modern bathroom with double shower, and two generously sized bedrooms, one featuring fitted wardrobes for convenience. Further benefits include use of a communal residents' lounge, allocated residents' parking, double glazing, and electric heating. The property is also being sold chain free, providing an excellent opportunity for a smooth purchase.



## -Accommodation Overview-

### Entrance Hall:

Two storage cupboard, electric heater.

### Lounge:

18' x 9' 6" ( 5.49m x 2.90m )

Double glazed door leading to communal gardens, double glazed window to rear aspect and Juliette balcony, feature fireplace, carpet, electric heater.

### Kitchen:

11' x 8' 2" ( 3.35m x 2.49m )

Fitted wall and base units with work surface over, sink unit with mixer tap over, freestanding oven, with extractor canopy over, space for washing machine, space for fridge freezer, port hole window.

### Bedroom One:

13' x 9' 4" excluding wardrobes ( 3.96m x 2.84m excluding wardrobes )

Double glazed window to rear aspect, fitted wardrobes, carpet, electric heater.

### Bedroom Two:

8' 7" x 7' 4" (2.62m x 2.24m )

Double glazed window to rear aspect, carpet, electric heater.

### Shower Room:

Double shower cubicle with wall mounted shower, wash hand basin, WC, vinyl flooring, chrome heated towel rail.

## -Exterior-

### Parking:

Residents and guest parking available.

### Communal Gardens

### Agent Notes:

The term of the lease is 99 years from 25th December 1986, which means there is currently 60 years remaining on the lease.



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## Welcome to Chauncy Court, Hertford

- Two Bedroom Ground Floor Apartment
- Over 55's Development
- Walking Distance To Town Centre Shops and Great Transport Links
- Offered Chain Free
- Communal Lounge For Residents & Well-Kept Communal Gardens

Tenure: Leasehold

EPC Rating: C

Council Tax Band: D

Service Charge: £5,880.00 Yearly

Ground Rent: 0

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £200,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFD108025 - 0001

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william h brown



**01992 586501**



[Hertford@williamhbrown.co.uk](mailto:Hertford@williamhbrown.co.uk)



21 Castle Street, HERTFORD, Hertfordshire,  
SG14 1ER



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**