

shepherds

A better home
moving experience



35 Chauncy Court

Hertford, SG14 1DU

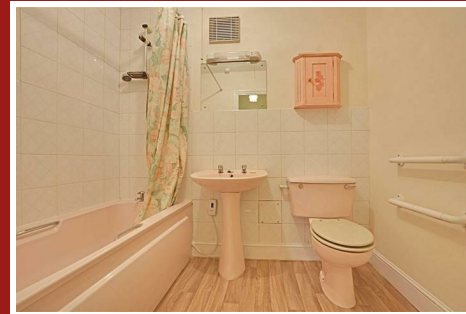
Price Guide £135,000



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Communal Entrance:

Access via communal entrance door with secure entry phone system leading to communal hallway and private front door into:

Entrance Hall:

Entry phone handset, emergency pull cord, electric storage heater, airing cupboard housing hot water cylinder and doors to:

Living Room:

12'4" x 9'6" (3.76 x 2.90)

Sash window and door with Juliet balcony to rear, electric storage heater, emergency pull cord, television and telephone points and door to:

Kitchen:

10'7" x 6'11" (3.23 x 2.11)

Port hole window to side, range of wall and base cupboards with roll edge work surfaces incorporating single drainer sink unit with mixer taps, tiled splashbacks, built in electric oven with separate electric hob over with extractor hood, appliance space for fridge/freezer and for washing machine with plumbing provided, emergency pull cord and wall mounted Dimplex electric heater.

Bedroom:

12'2" x 8'1" (3.71 x 2.46)

Sash window to rear, built in wardrobe, emergency pull cord, electric heater and television point.

Bathroom:

7'7" x 7'3" (2.31 x 2.21)

Three piece suite comprising low level WC with wall mounted hand grips, pedestal wash basin, panel enclosed bath with hand grips and separate wall

mounted shower, extractor fan, part tiled walls, wall mounted Dimplex electric heater and shaver point.

Facilities:

The development benefits from a wide range of communal facilities including a communal meeting room for residents, plus a variety of further communal seating areas located within the main building. It also benefits from well maintained outside gardens and visitors parking.

Forming part of this historic Grade II Listed building that originally was Christ's Hospital Girls School and which still retains impressive original features with the clock tower and stunning marble hall with spiral staircase.

The Chauncy Court development is managed by Home Group with a warden on site and each flat is connected to the manager via the Careline intercom system giving residents peace-of-mind.

Each room has an emergency pull-chord and a separate button attached to a lanyard. Residents have the use of large communal lounge as well as attractively landscaped communal gardens and there is a resident's association and regular events and activities organised on-site, so there is a lively community at Chauncy Court to dip in to should you wish.

Residents are required to be over 60 years old to live at Chauncy Court and would be subject to a "gentle interview" with the manager.

Tenure:

Leasehold - 61 Years approx.

Service Charge - £3,440.28 inc ground rent which covers:

Manager's Costs (salary etc)

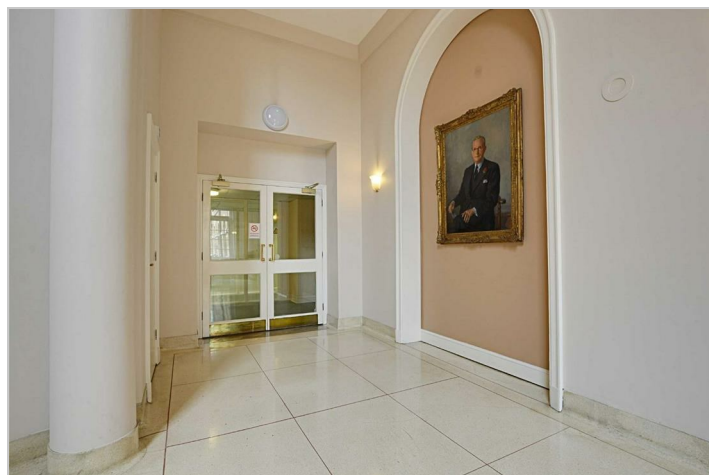
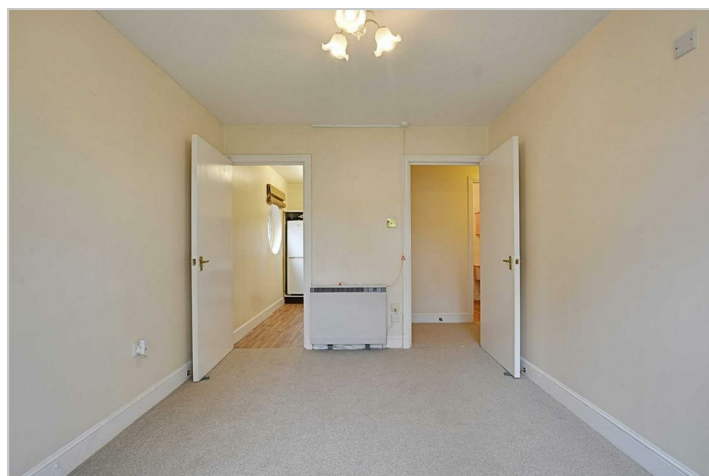
Maintenance Services cleaning, electricity, day to day repairs and gardening for communal areas plus insurance, lift maintenance, metered water, fire alarm maintenance etc

Transfers to Reserves (for cyclical building works etc)

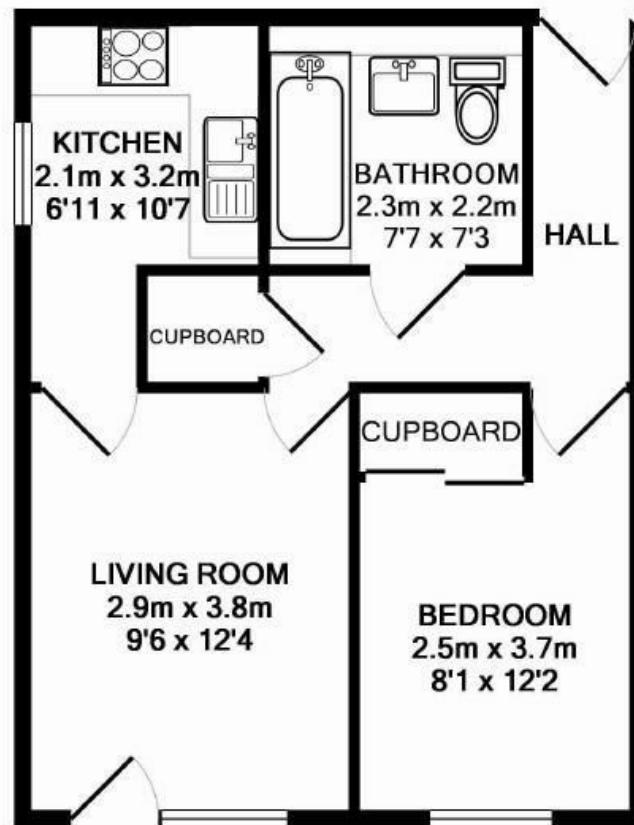
Alarm system including entry system

Tax Band:

East Herts District Council tax band C



Floor Plan



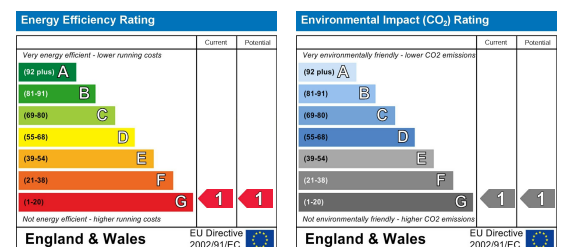
TOTAL APPROX. FLOOR AREA 37.4 SQ.M. (402 SQ.FT.)

KeyHIPS Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyHIPS please visit www.keyhips.com (Tel: 0845 475 4165)
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Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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