

shepherds

A better home  
moving experience



## 12 Chauncy Court

Hertford, SG14 1DU

Price Guide £215,000



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## Communal Entrance:

Accessed via secure entry phone system with both stairs and lift access to first floor and with private front door into;

## Entrance Hall:

Coving, electric panel heater, entry phone handset, emergency pull cord, storage cupboard and doors to;

## Living Room:

18'5 x 14'1 (5.61m x 4.29m)

Large window to rear, coving, two electric panel heaters, emergency pull cord and door to:

## Kitchen:

9'10 x 9'9 (3.00m x 2.97m)

Fitted with an extensive range of base and wall units with roll edge work surfaces over incorporating one and a half bowl stainless steel single drainer sink unit with mixer tap, tiled splash backs, extractor, coving, built in stainless steel oven with separate electric hob and filter hood, appliance space for washing machine and integrated fridge freezer.

## Bedroom:

16'1 x 12'6 (4.90m x 3.81m)

Spacious double bedroom with large window to rear, electric panel heater, built in wardrobes and overhead cupboards, emergency pull cord.

## Shower Room:

8'6 x 5'7 (2.59m x 1.70m)

Fully tiled room with large walk in shower with Triton electric shower unit, wall mounted wash hand basin, low level WC, coving, extractor, Dimplex wall heater, towel rail and emergency pull cord.

## Communal Facilities:

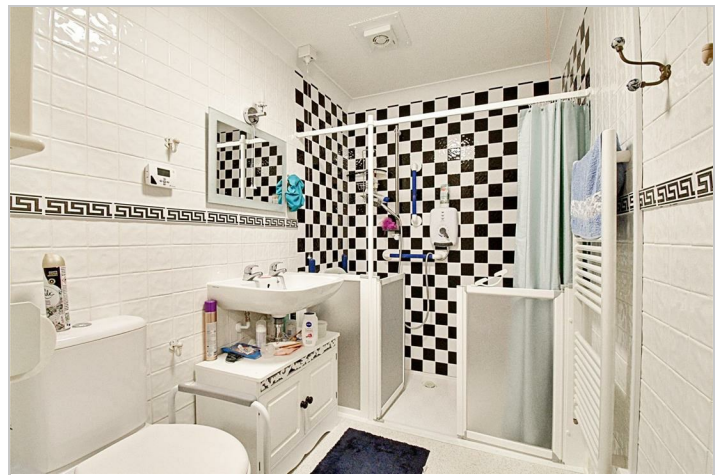
The development benefits from a wide range of communal facilities including a communal meeting room for residents, plus a variety of further communal seating areas located within the main building. It also benefits from well maintained outside gardens and visitors parking.

## Tenure:

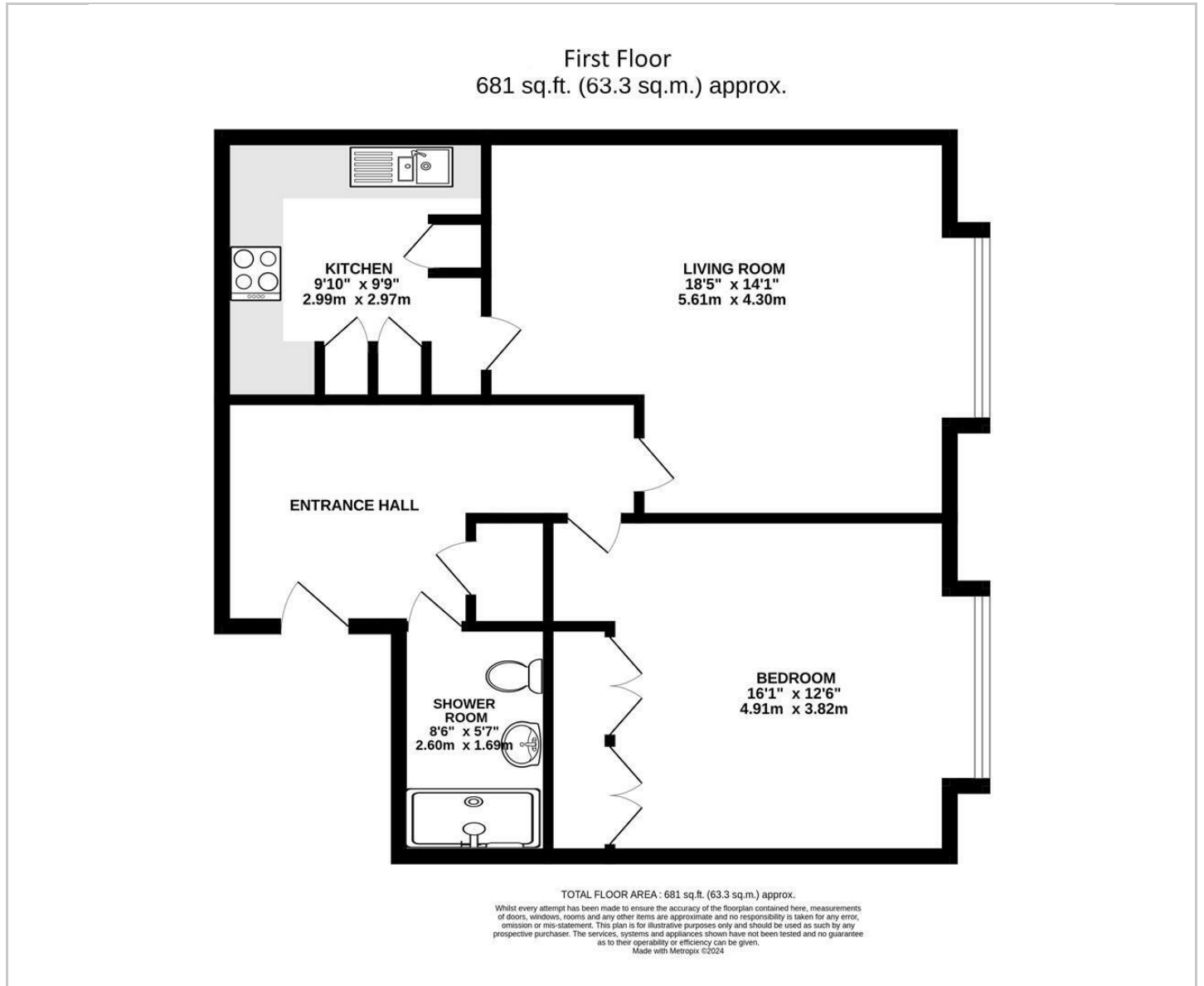
Leasehold - 151 years remaining.

Service Charge - £4,104.24pa

No ground rent



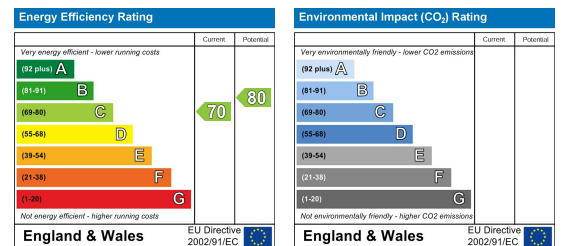
# Floor Plan



## 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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