

shepherds

A better home
moving experience



46 Chauncy Court

Hertford, SG14 1DU

Price Guide £300,000



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Private front door into:

Entrance Hall:

Laminate wood flooring, stairs to first floor, electric heater, base and wall units with work surfaces over, entry phone handset, emergency pull cord and doors to:

Living Room:

14'3 x 10'4 (4.34m x 3.15m)

Window to front with secondary glazing, electric heater, emergency pull cord and coving.

Kitchen/Diner:

14'3 x 12'7 (4.34m x 3.84m)

Window to front, electric heater, laminate wood flooring, utility cupboard housing hot water cylinder and water softener, fitted with a range of base and wall units with contrasting granite work surfaces over incorporating inset one and a half bowl stainless steel sink unit with mixer tap, built in stainless steel oven with separate induction hob and extractor, integrated washing machine and dishwasher, freestanding fridge freezer.

First Floor Landing:

Stairs to second floor, electric heater and doors to:

Bedroom One:

13'11 x 12'10 (4.24m x 3.91m)

Dual aspect windows to front and side with secondary glazing, electric heater, coving, emergency pull cord and built in wardrobes.

Shower Room:

9'1 x 8'1 (2.77m x 2.46m)

Sash window to front, laminate wood flooring, tiled walls in suite area, Dimplex electric towel rail, WC, vanity wash hand basin with mixer tap, shower cubicle and emergency pull cord.

Second Floor Landing:

Window to side, storage cupboard and doors to:

Bedroom Two:

13'11 x 8'5 (4.24m x 2.57m)

Window to front, emergency pull cord, electric heater and eaves storage cupboards.

Bedroom Three/Study:

9'0 x 8'2 (2.74m x 2.49m)

Window to side, electric heater 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 - original lease extended to 24th Dec 2175 with 151 years remaining

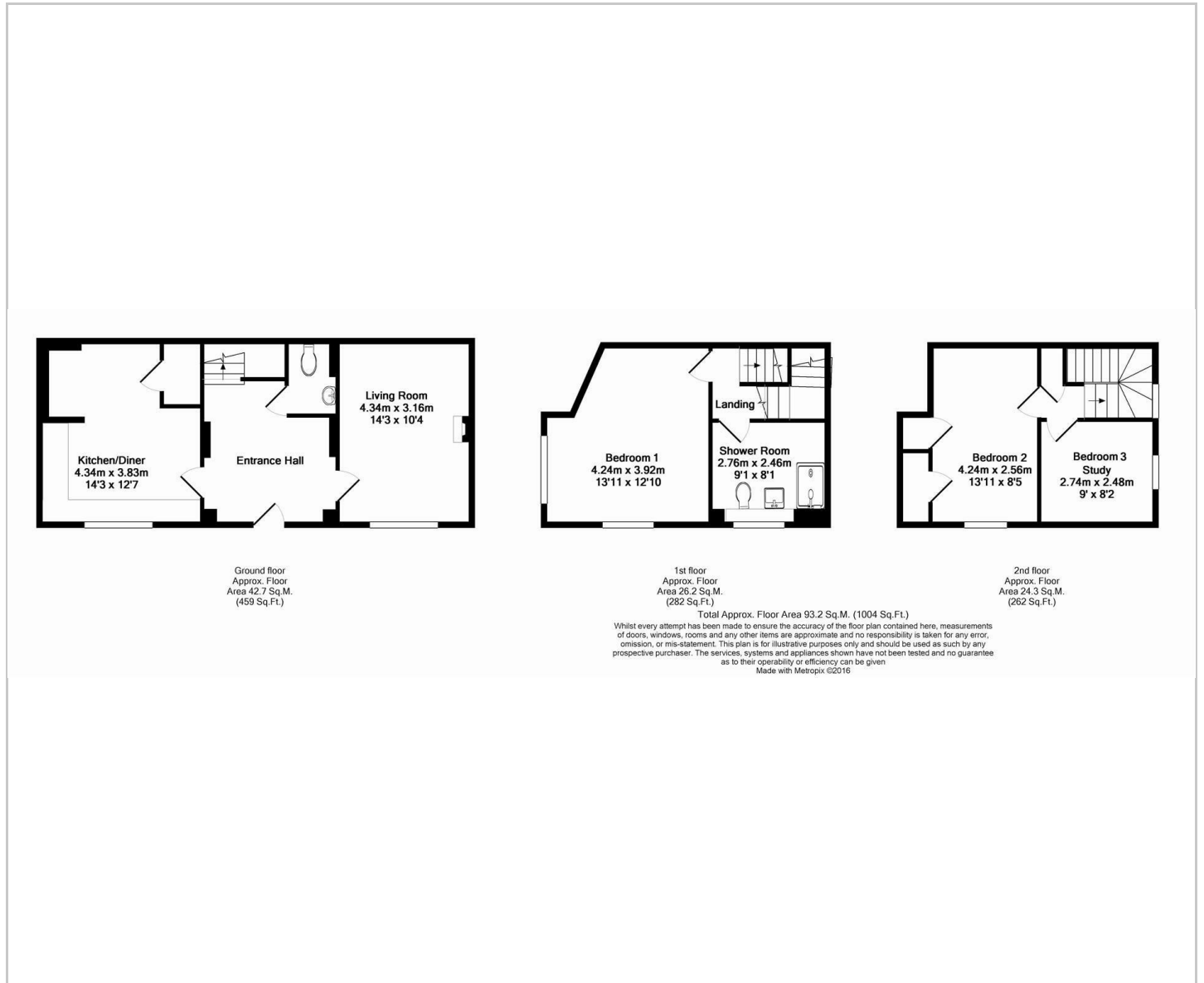
Service Charge - £513.03 per month (£6,156.36pa) to include an onsite manager, external maintenance, decorations of all shared facilities, communal gardens, window cleaning, 24 hr alarm system, buildings insurance and water rates.

Agents Note:

The management of Chauncy Court require that any potential resident has an interview to confirm their level of independence. The management have the right to refuse admission if they deem an individuals level of requirements to be incompatible with the services available. The development is available for people over the age of 55.



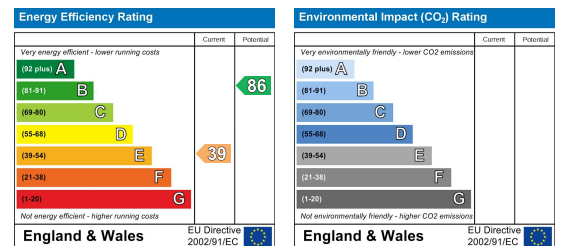
Floor Plan



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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