



## 33 Chauncy Court

Hertford, SG14 1DU

Price Guide £175,000





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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:

Intercom unit for the main front door access. Careline intercom control unit with contact to the warden's front office and option to use the green light system for checking residents are alright every morning. Emergency pull-chord. Wall-mounted electric heater. Airing cupboard with wooden slatted shelving. Storage cupboard with shelving and loft hatch.

## Sitting/Dining Room:

15'8 x 9'4 (4.78m x 2.84m)

Door opening to Juliet balcony overlooking the garden, window to front, emergency pull-chord and door to:

## Kitchen:

9'10 x 7'7 (3.00m x 2.31m)

Window to rear. Fitted with a range of base and wall mounted units with contrasting roll edge work surface incorporating stainless steel sink with mixer tap and drainer, tiled splash-back, Appliance space for electric oven with hob, washing machine, dishwasher and fridge/freezer and emergency pull chord.

## Bedroom One:

12'10 x 8'3 (3.91m x 2.51m)

Window to rear overlooking the garden. Fitted wardrobe with clothes rail and shelving and emergency pull-chord.

## Bedroom Two:

9'7 x 6'10 (2.92m x 2.08m)

Window to rear and emergency pull-chord.

## Bathroom:

8'4 x 5'5 (2.54m x 1.65m)

Low-level WC, wash-hand basin with mixer tap, walk in shower, chrome heated towel-rail, half tiled walls, extractor fan and emergency pull-chord.

## Facilities:

The development benefits from a wide range of communal facilities including a communal meeting room for residents with kitchen 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 Manager on site and each flat is connected to the manager via the Careline intercom system giving residents peace-of-mind.

There is a resident's association and regular events and activities organised on-site, so there is a lively community to dip into should you wish.

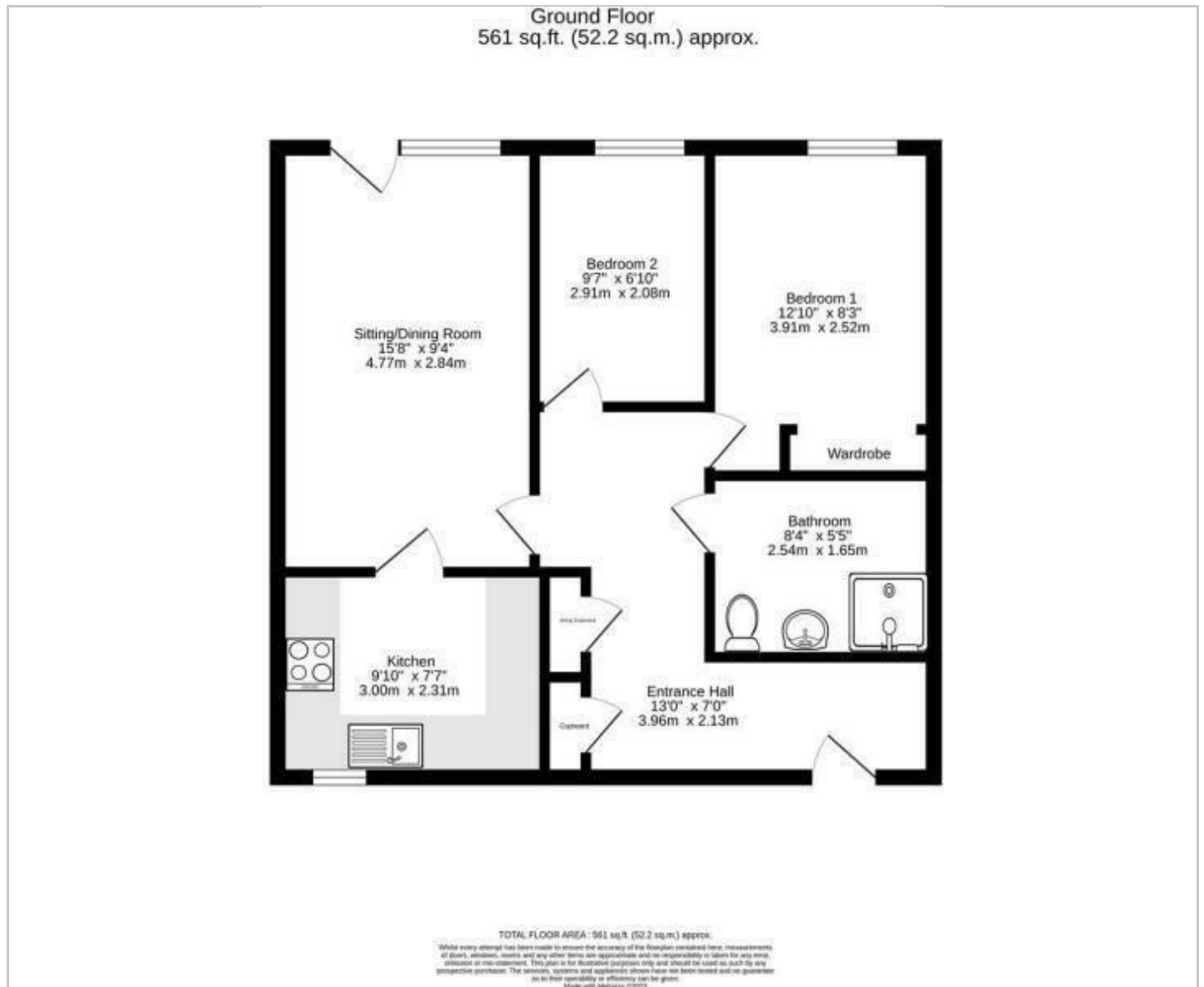
Residents are required to be over 55 years old to live at Chauncy Court and would be subject to a "gentle interview" with the manager.

## Tenure:

Leasehold. 99 years from 1986. 61 years remaining.  
Service Charge: £4,768.08 per annum.



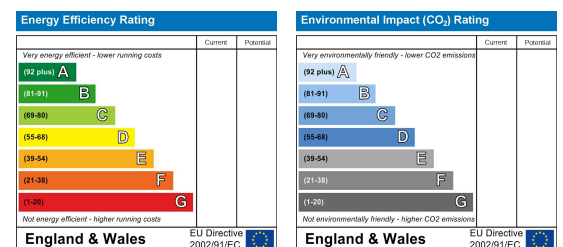
## Floor Plan



## 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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