



## 11 Chauncy Court

Hertford, SG14 1DU

Price Guide £170,000





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## Communal Entrance:

Accessed via secure entry phone system with stairs and lift access to first floor and door to:

## Entrance Hall:

Electric storage heater, emergency pull cord, large storage cupboard housing appliance space for tumble dryer and doors to:

## Kitchen:

10'8 x 10'7 (3.25m x 3.23m)

Sash window to rear, emergency pull cord, fitted with a range of modern base and wall units with roll edge work surfaces incorporating single drainer stainless steel sink unit with mixer tap, appliance space for fridge freezer, washing machine and electric cooker, tiled splash backs, lowered breakfast bar and airing cupboard housing hot water cylinder.

## Living Room:

16'8 x 15'2 (5.08m x 4.62m)

Dual aspect sash windows to rear and side affording much light, two electric storage heaters, coving, feature fireplace surround and emergency pull cord.

## Bedroom:

15'5 x 8'5 (4.70m x 2.57m)

Sash window to side with secondary glazing, electric storage heater, built in double wardrobe with mirrored sliding doors, built in furniture to include wardrobes, vanity desk and side table. Emergency pull cord.

## Shower Room:

Extractor, low level WC, vanity wash hand basin

with mixer tap and cupboard under, tiled walls to half height, Dimplex wall heater, large walk in shower cubicle with glass screen, shaver point and light, emergency pull cord.

## Residents 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

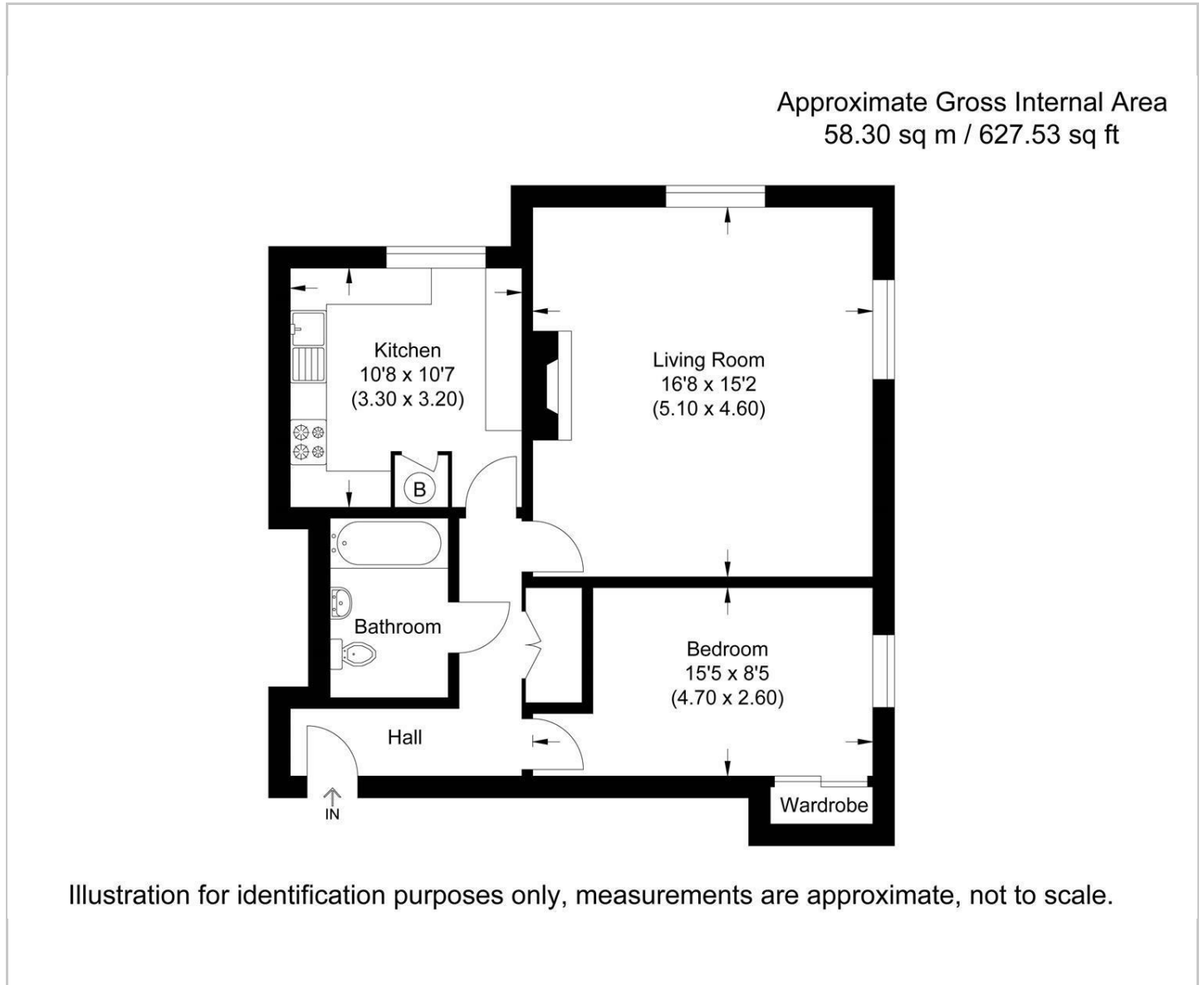
Service Charge - £4,084.08

## 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.



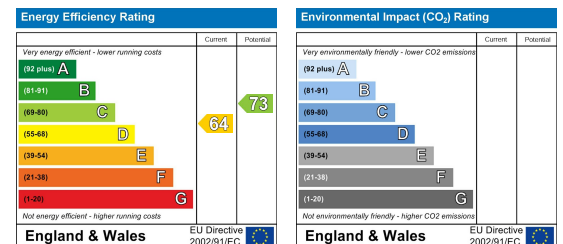
## Floor Plan



## 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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