

shepherds  
A better home  
moving experience



42 Chauncy Court  
Hertford, SG14 1DU

**Guide Price £145,000**



## 42 Chauncy Court

Hertford, SG14 1DU

A one bedroom first floor apartment situated in this popular and sought after retirement development for the over 55's and located in the town centre within easy walking distance to all local amenities including Hertford East mainline rail station, Tesco, town centre facilities and other local shops. This development benefits from a secure entry phone system, 24 hour on call warden services, and visitors parking with communal facilities to include residents meeting lounge. Offered chain free.

**Communal Entrance:**

**Entrance Hall:**

**Lounge:**  
13'3" x 10'5" (4.04 x 3.18)

**Kitchen:**  
8'3" x 7'2" (2.51 x 2.18)

**Bedroom:**  
11'0" x 9'1" (3.35 x 2.77)

**Shower Room:**  
8'3" x 4'8" (2.51 x 1.42)

**Communal Facilities:**

**Tenure:**  
Leasehold - 61 years remaining  
Service Charge - £4084.08 Per Annum  
Ground Rent - Nil

**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

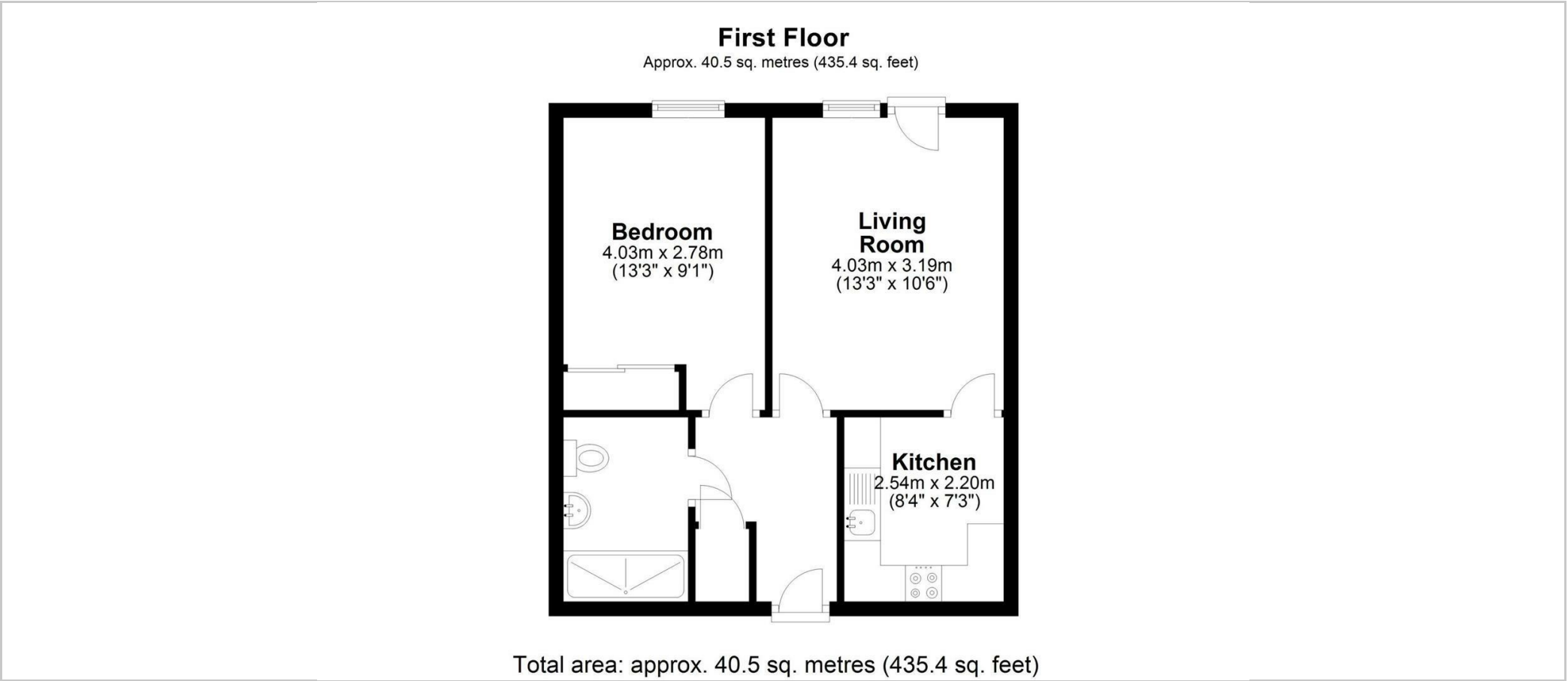




deem an individuals level of requirements to be incompatible with the services available.



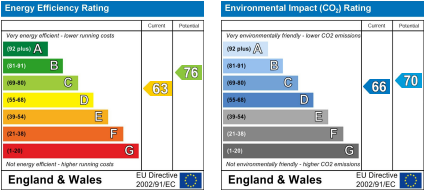
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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