

shepherds
A better home
moving experience



36 Chauncy Court
Hertford, SG14 1DU

Guide Price £120,000



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Offered to the market CHAIN FREE AND AN EXTENDED LEASE of 149 YEARS, this well-proportioned one-bedroom ground floor retirement apartment is situated within the highly regarded Chauncy Court, an assisted living development for the over 55s, occupying part of the historic former Christ's Hospital (Bluecoats School) site in the very heart of Hertford. Rich in character and heritage, the Bluecoats site has been a landmark in the town for centuries, with parts of Chauncy Court formed from Grade II listed former school buildings that date back to the late 17th century.

Designed to offer independent living with added peace of mind, residents benefit from an on-site House Manager, a 24-hour emergency response service, lift and stair access, a welcoming communal residents' lounge, attractive communal gardens and casual residents' parking. Perfectly positioned just moments from Tesco, Hertford East railway station and the town's excellent selection of shops, cafés, restaurants and other everyday amenities, the location offers exceptional convenience while remaining within a friendly and supportive community.

The apartment itself provides bright and comfortable accommodation, presenting an excellent opportunity for a purchaser to personalise and update to their own taste. Combining a superb central location, reassuring assisted living facilities and the unique charm of one of Hertford's most historic settings, this is a wonderful home for those seeking an easy and secure lifestyle.

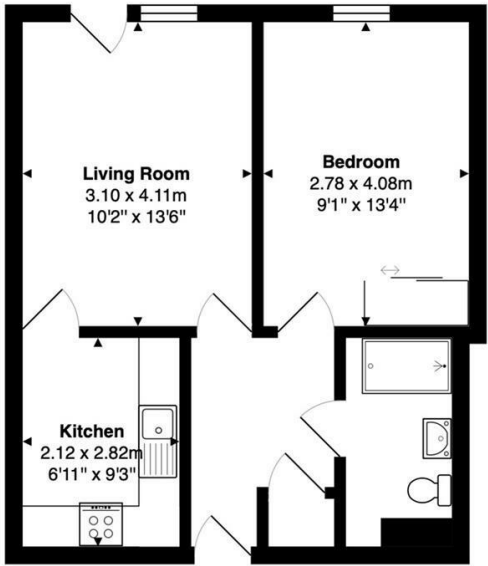




- Chain free one-bedroom ground floor retirement apartment for the over 55s. EXTENDED LEASE 149 years
- Situated within the historic Chauncy Court, part of the former Bluecoats School (Christ's Hospital) development.
- Assisted living with an on-site House Manager and 24-hour emergency response service for added peace of mind.
- Located in the very heart of Hertford town centre, with Tesco, shops, cafés, restaurants and everyday amenities just moments away.
- Within easy walking distance of Hertford East railway station, offering excellent transport links.
- Lift and stair access to all floors, together with a welcoming communal residents' lounge and beautifully maintained communal gardens.
- Bright and well-proportioned accommodation, offering an excellent opportunity to update and personalise to your own taste.
- Casual residents' parking available within the development.
- A friendly and well-established retirement community, designed to support independent living with reassurance when required.
- A rare opportunity to enjoy a secure, low-maintenance lifestyle within one of Hertford's most historic and characterful developments.

Tenure
Leasehold - 149 years remaining
Service Charge - £4,872.25 per annum
Ground Rent - Nil

Floor Plan



Ground Floor
Area: 42.0 m² ... 453 ft²

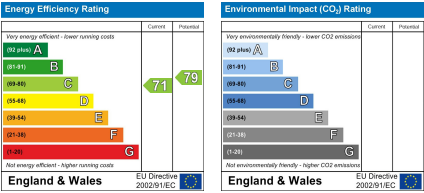
FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE.
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Tenure
Leasehold

Energy Performance Graph



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