

shepherds
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moving experience



27 Chauncy Court

Hertford, SG14 1DU

Price Guide £135,000



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CHAIN FREE RETIREMENT FLAT IN TOWN CENTRE - Forming part of the historic Grade II Listed Chauncy Court development, originally Christ's Hospital School, this well-presented first-floor retirement apartment combines character and community living for the over 60s. The development retains a wealth of impressive original features, including a striking clock tower, marble hall and spiral staircase, adding to its unique charm.

The apartment itself is situated within the newer wing to the rear and enjoys a pleasant outlook across the attractive communal gardens. The accommodation comprises a bright living/dining room with a glazed door opening onto a Juliet balcony, a fitted kitchen, double bedroom with built-in storage, and a bathroom.

Residents benefit from both lift and stair access, as well as a range of excellent on-site facilities including a spacious communal lounge and beautifully maintained gardens. The development is managed by Home Group and offers added peace of mind with an on-site manager, Careline intercom system, and emergency pull cords throughout the apartment.

A strong sense of community is at the heart of Chauncy Court, with a residents' association and regular social events available for those who wish to take part. Visitor parking is also available for added convenience.

Ideally located within easy reach of Hertford town centre and its array of shops, cafés and transport links, this property offers an excellent opportunity for secure and independent retirement living. The property is offered to the market with no onward chain.



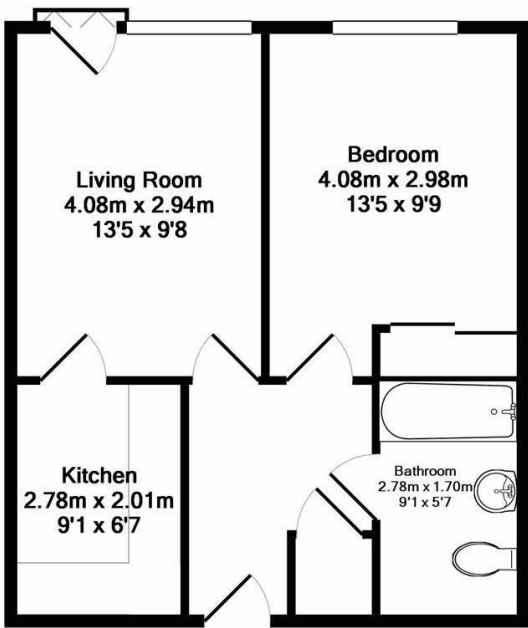


- First floor retirement apartment for the over 60s
- Located within a historic Grade II Listed development (former Christ's Hospital School)
- Situated in the newer wing with pleasant views over communal gardens
- Spacious living/dining room with Juliet balcony
- Double bedroom with built-in storage
- Lift and stair access to all floors
- On-site manager, Careline system & emergency pull cords for added peace of mind
- Communal lounge, landscaped gardens & visitor parking available

Tenure
Leasehold - 63 years remaining
Service Charge - £3,663.87 per annum
Ground Rent - Nil



Floor Plan



Total Approx. Floor Area 40.6 Sq.M. (437 Sq.Ft.)

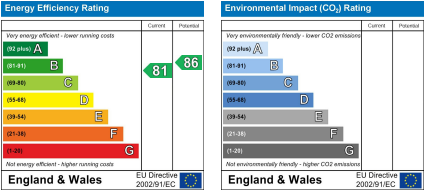
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.

Energy Performance Graph



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