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A better home
moving experience




# 46 Chauncy Court

Hertford, SG14 1DU

**Price Guide £300,000**

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## 46 Chauncy Court

Hertford, SG14 1DU

Chauncy Court, Hertford – A Charming Three-Bedroom Retirement Home in a Historic Town Centre Setting

Forming part of the historic Bluecoats site, this charming and characterful three-bedroom retirement property enjoys an enviable position in the heart of Hertford town centre, offering an ideal combination of period charm, comfortable living and everyday convenience.

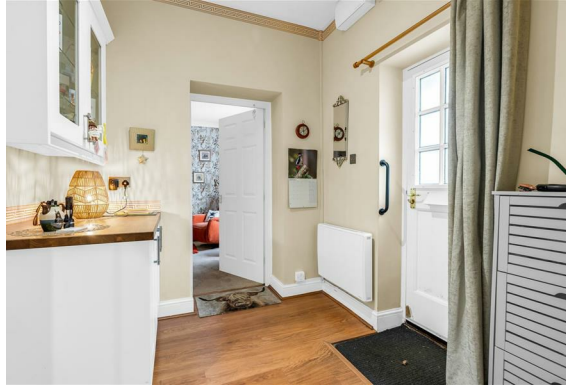
Exclusively available to residents aged 55 and over, the property has been lovingly cared for and beautifully presented by the current owner, creating a warm and welcoming home arranged over three floors. The accommodation includes a bright and comfortable living room, a well-appointed kitchen/dining room, three bedrooms and bathroom facilities, offering flexible and practical living space.

One of the property's standout features is its exceptional location, with Hertford's vibrant town centre just moments away. An excellent selection of independent shops, cafés, restaurants, supermarkets and everyday amenities are all within easy reach, along with convenient transport connections.

Further enhancing its appeal is the benefit of an extended lease with approximately 149 years remaining, providing additional peace of mind for prospective purchasers.

Combining a fascinating historic setting, a wonderfully convenient location and a genuine sense of home, this delightful property presents a rare opportunity to enjoy retirement living in one of Hertford's most desirable central locations.



















- Charming three-bedroom retirement property for the over 55s
- Forming part of the historic Bluecoats site
- Prime Hertford town centre location
- Lovingly maintained and beautifully presented by the current owner
- Characterful accommodation arranged over three floors
- Well-appointed kitchen/dining room
- Three bedrooms offering flexible accommodation
- Shops, cafés, restaurants and transport links within easy reach
- Extended lease with approximately 149 years remaining
- Casual resident and visitor parking

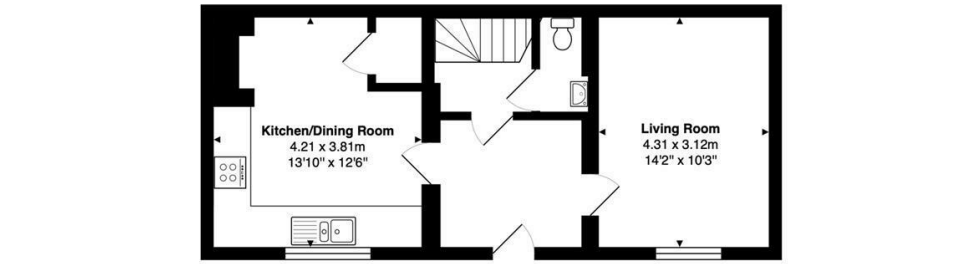
Leasehold - original lease extended to 24th Dec 2175 with 149 years remaining
Service Charge - £600 per month. Service to include an onsite manager, external maintenance, decorations of all shared facilities, communal gardens, window cleaning, 24 hr alarm system, buildings insurance and water rates.



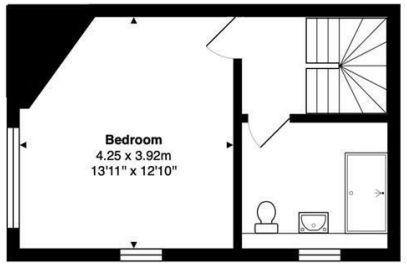




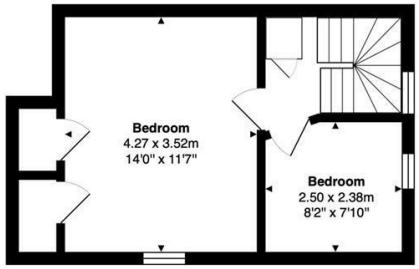
## Floor Plan




**Ground Floor**
Area: 42.9 m² ... 462 ft²




**First Floor**
Area: 27.4 m² ... 294 ft²




**Second Floor**
Area: 28.8 m² ... 310 ft²

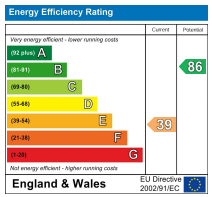
Total Area: 99.1 m² ... 1067 ft²

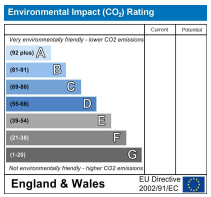
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No 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.

## Energy Performance Graph




## Tenure

Leasehold

## Council Tax Band:

E

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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