

shepherds
A better home
moving experience



38 Chauncy Court

Hertford, SG14 1DU

Offers In Excess Of £180,000



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Hertford, SG14 1DU

Step into town-centre living at its best with this superb two-bedroom ground floor flat, set within a charming historic development right in the heart of town — perfectly placed for shops, cafés and everyday amenities.

Offered chain free, the property enjoys a bright and welcoming layout, with the lounge and both bedrooms overlooking beautifully maintained communal garden, laid to lawn for a peaceful outlook. The flat also features a generous kitchen with window and a stylish refitted shower room complete with a large walk-in shower.

Residents benefit from excellent on-site facilities including a residents' lounge, lift access, communal garden areas, and an on-site manager, along with emergency pull cords and 24/7 monitoring for added reassurance.

A fantastic opportunity to secure a comfortable home in a highly convenient and sought-after setting

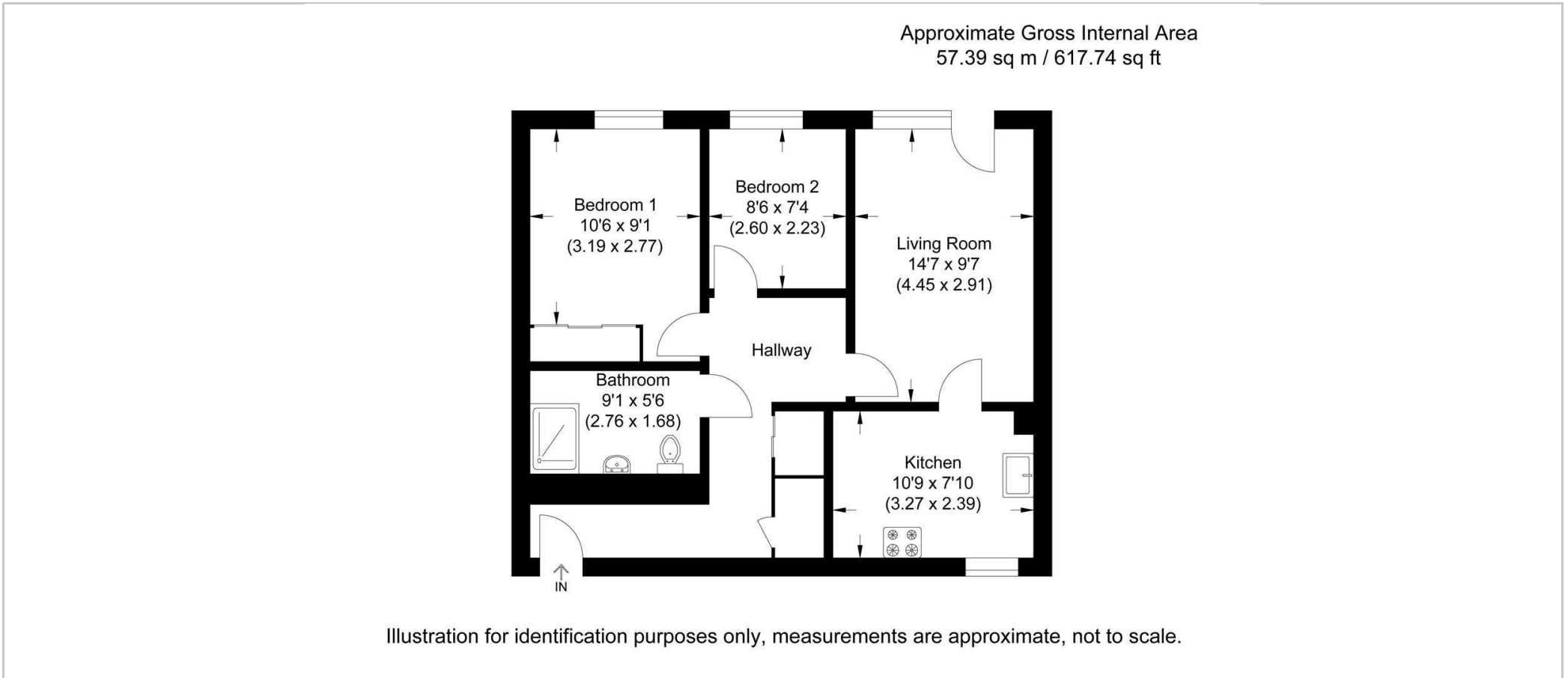




- Two-bedroom ground floor flat in a charming historic town-centre development
 - Prime central location close to shops, cafés and all local amenities
 - Chain free
 - Lounge and bedrooms overlooking beautifully kept communal garden laid to lawn
 - Refitted shower room featuring a large modern walk-in shower
 - Excellent residents' facilities including on-site manager, residents' lounge, lift access and 24/7 emergency pull cord monitoring
- Leasehold - 59 years remaining
Service Charge - to be confirmed
Ground Rent - to be confirmed



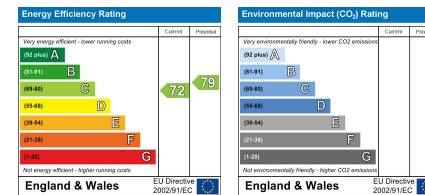
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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