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Chauncy Court, Hertford

BUYER INCENTIVE AVAILABLE - ask for details! A pleasant first floor warden-assisted apartment, with lift access and Juliet balcony overlooking the gardens at the rear. No chain.

£135,000

01992 87 85 80



Overall Description

ASK ABOUT THE BUYER INCENTIVE AVAILABLE ON THIS PROPERTY. This apartment forms part of this historic Grade II Listed building that originally was the Christ's Hospital School and still retains impressive original features, such as the clock tower, marble hall and spiral staircase. The apartment is part of the newer wing to the rear and is on the first floor with lift and stair access and a pleasant aspect looking out across the gardens below. The property has a sitting/dining room with glazed door opening onto a Juliet balcony overlooking the garden, a fitted kitchen, double bedroom and bathroom. There are wall mounted electric heaters, an immersion heater and tank for the hot water and double-glazed windows which gives the property an energy performance certificate (EPC) rating of B. The site is managed by Home Group and has a warden on site in the front office and each flat is connected to that office via the Careline intercom system, giving residents peace-of-mind that there is someone on hand if they are needed. There is also an emergency pull-cord system fitted and a separate button attached to a lanyard. Residents have use of the large communal lounge and attractively landscaped communal gardens and there is a resident's association and regular events and activities organised by the Home Group team, so there is a lively community at Chauncy Court if you wish to take part. Residents need to be over 60 years to live at Chauncy Court and pets are not allowed. The property is being sold with no chain. The property is available to view so please call to arrange a convenient time to come and look around the apartment and excellent communal amenities in person.

Location

This apartment sits in a very good central location just a two or three minute walk from Hertford East Station, around five minutes walk from the town centre, just around the corner from the bus station and a short drive from the A10, so it is very conveniently situated. Hertford has a very good range of local facilities such as shops, restaurants, and supermarkets (Tesco and M&S Food are all a short walk away), yet is also an attractive and very pleasant place to live. The doctors, dentists and opticians are all within walking distance. The town is surrounded by some very beautiful countryside and has a wide range of leisure pursuits close to hand, including Hartham Common with its riverside walks, Activity Centre, swimming pool and tennis courts.

Accommodation

The property is on the first floor of the modern wing of Chauncy Court, with stairs and lift access to the landing with pleasant communal seating area. The front door leads into the:

Entrance Hall 9'9 x 6'2 (2.97m x 1.88m)

Intercom control panel with emergency pull-cord. Wall-mounted electric heater. Airing cupboard with hot-water tank and storage space.

Sitting/Dining Room 13'5 x 9'9 (4.09m x 2.97m)

Window to rear. Glazed door opening onto Juliet balcony overlooking the garden. Wall-mounted storage heater. TV aerial point. Telephone point.

Kitchen 9'2 x 6'7 (2.79m x 2.01m)

Good range of kitchen units with work-tops. Electric cooker. Fridge/freezer. Space and plumbing for washing-machine. Vinyl floor. Extractor fan. Emergency pull-cord.

Bedroom 13'5 x 9'8 (4.09m x 2.95m)

Window to rear overlooking the garden. Fitted double wardrobes. Wall-mounted electric heater.

Bathroom 9'1 x 5'6 (2.77m x 1.68m)

Panel bath with electric shower above and tiled splash-back. Low-level WC. Wash-hand basin with mirror. Electric light with double shaver socket. Extractor fan.

Outside

The building has a pleasant communal garden as well as a large car-park for which permits can be obtained as well as there being visitors spaces available.

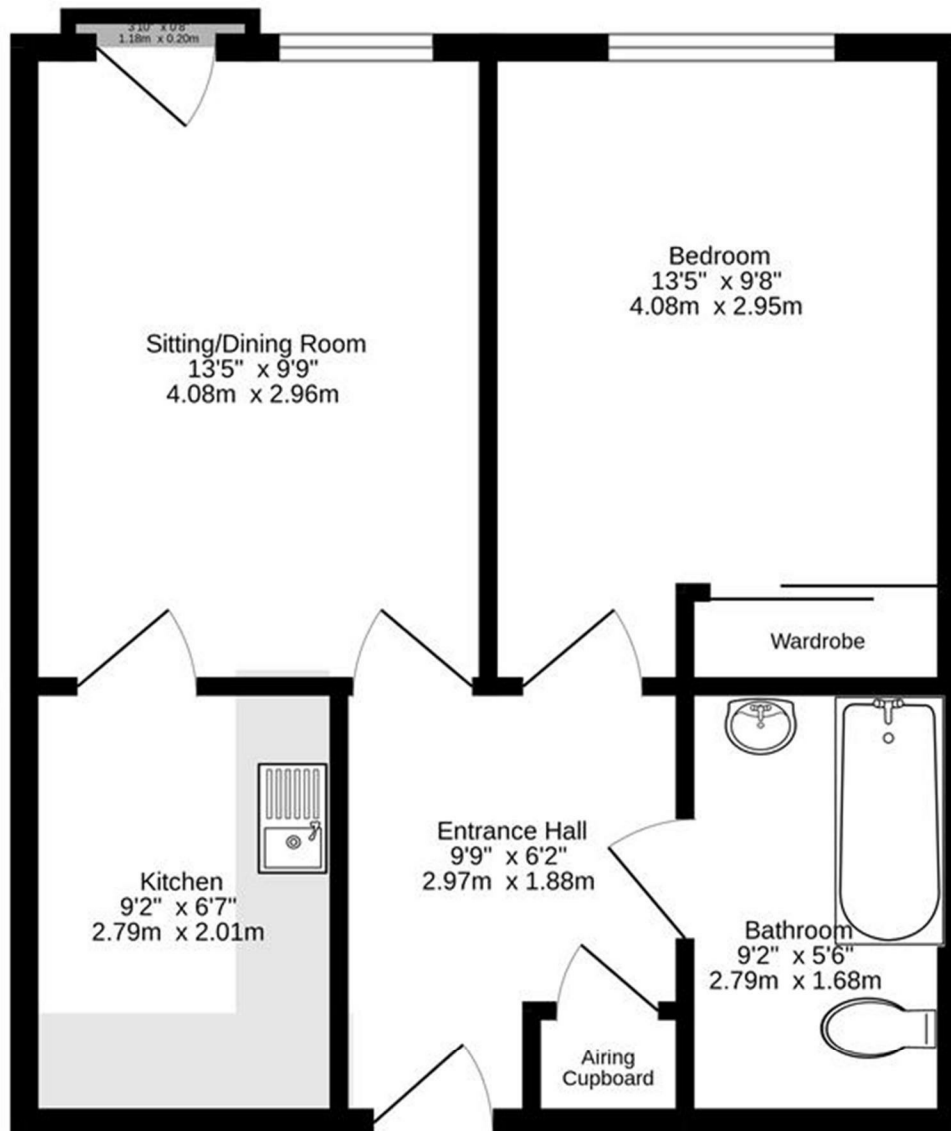
Services and Other Information

Mains water, drainage and electricity. Electric wall-mounted heaters. TV aerial point. Telephone point.



Leasehold: c. 63 years remaining. Service Charge: £3,663.87 per annum. No Ground Rent. Careline intercom system in hallway connected to the front office. Emergency pull-chord in each room and separate emergency button on lanyard. Council Tax Band D. Energy Performance Certificate (EPC) Rating: B. Parking permits available for the car-park. PLEASE NOTE: Pets are not allowed at Chauncy Court.

Ground Floor
438 sq.ft. (40.7 sq.m.) approx.




TOTAL FLOOR AREA: 438 sq.ft. (40.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>81</p>	<p>86</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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