



39 Chauncy Court

Hertford, SG14 1DU

Price Guide £125,000



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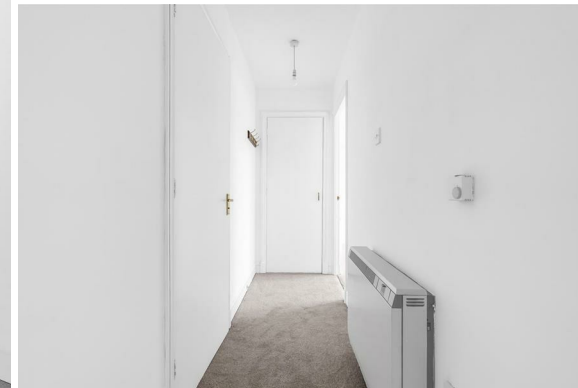
Hertford, SG14 1DU

Offered to the market CHAIN FREE, this well-presented one-bedroom ground-floor retirement apartment for the over 60s forms part of the historic and characterful Chauncy Court development, ideally situated in the heart of the town centre.

The accommodation is well proportioned throughout and comprises a spacious living room with plenty of natural light, a separate fitted kitchen, a good-sized double bedroom with built-in mirrored wardrobes, and a practical shower room. Being positioned on the ground floor provides convenient access, while lift facilities serve all levels of the development.

Chauncy Court occupies an attractive and distinctive historic building and offers a welcoming environment for residents. There is a communal residents' lounge, providing a pleasant space to relax and socialise, together with communal outside garden areas to sit out and enjoy during the warmer months. Casual residents' and visitors' parking is also available for added convenience.

Its central position places a wide range of town centre shops, amenities and services within easy reach. With its convenient ground-floor position, excellent communal facilities, central location and no onward chain, this appealing apartment represents an excellent opportunity for those seeking a comfortable and easily managed retirement home.



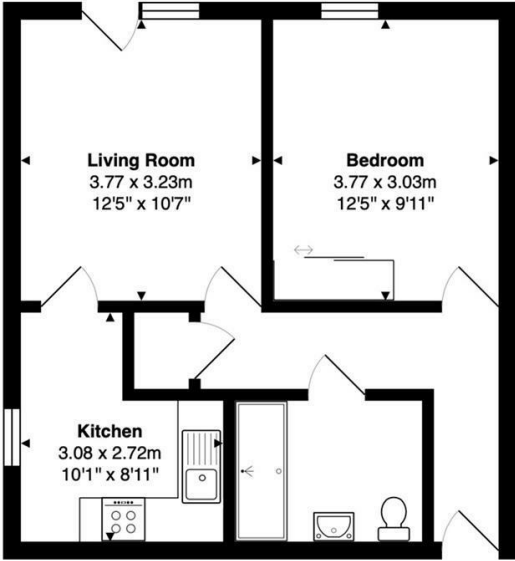


- One-bedroom ground-floor retirement apartment
- Exclusively for the over 60s
- Offered for sale with no onward chain
- Situated within the historic and characterful Chauncy Court
- Prime town centre location close to local amenities
- Spacious and naturally bright living room
- Double bedroom with built-in mirrored wardrobes
- Communal residents' lounge for relaxing and socialising
- Attractive communal garden areas for residents to enjoy
- Lift access to all levels plus casual residents' and visitors' parking

Tenure
Leasehold - 59 years remaining
Service Charge - to be confirmed
Ground Rent - to be confirmed



Floor Plan



Ground Floor
Area: 45.0 m² ... 484 ft²

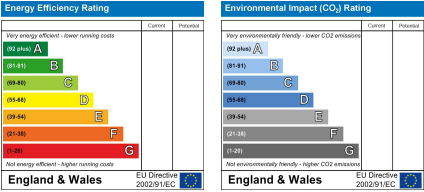
FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No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

Energy Performance Graph



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