



39 Chauncy Court

Hertford, SG14 1DU

Price Guide £125,000



## 39 Chauncy Court

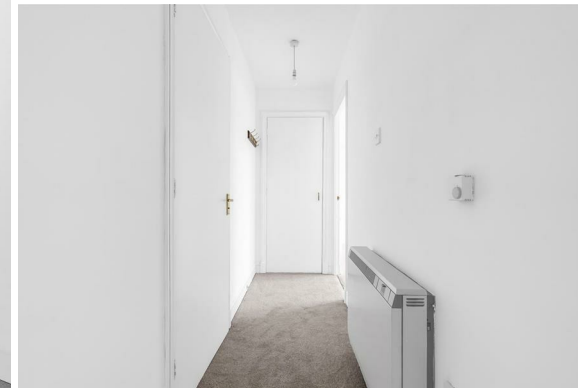
Hertford, SG14 1DU

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.



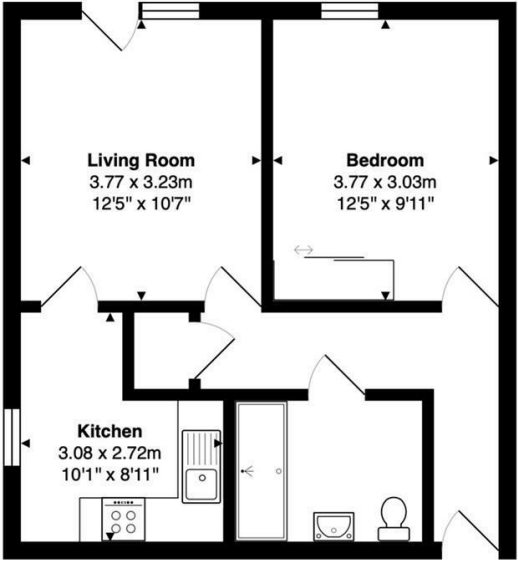


- One-bedroom ground-floor retirement apartment
- Exclusively for the over 60s
- Offered for sale with no onward chain
- Situated within the historic and characterful Chauncy Court
- Prime town centre location close to local amenities
- Spacious and naturally bright living room
- Double bedroom with 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 m<sup>2</sup> ... 484 ft<sup>2</sup>

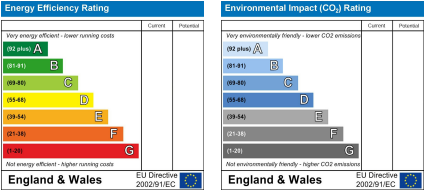
FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

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



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.

28 Castle Street, Hertford, SG14 1HH  
Tel: 01992 551955 Email: [enquiries@shepherdsofhertford.co.uk](mailto:enquiries@shepherdsofhertford.co.uk)