



Chauncy Court, Hertford, SG14 1DU

Welcome to Chauncy Court, Hertford

Spacious One-Bedroom Assisted Living Apartment for the Over 55's - This larger-than-average one double bedroom, ground floor assisted living apartment, exclusively for the over 55s. Beautifully presented throughout, the apartment offers generous living accommodation. The spacious living room and double bedroom both benefit from dual-aspect windows, while the well-appointed kitchen is fitted with a range of integrated appliances, providing both style and practicality. The wet room has been thoughtfully designed for ease of use, and excellent storage is available throughout the apartment. Ideally situated within walking distance of Hertford town centre, residents can enjoy easy access to a wide range of shops, cafés, restaurants and local amenities. Further benefits include residents' parking, making this an ideal home for those seeking comfort, convenience and independent living within a supportive community.



-Accommodation Overview-

Entrance Hall

Lounge

Kitchen

Bedroom One

Wet Room

-Exterior-

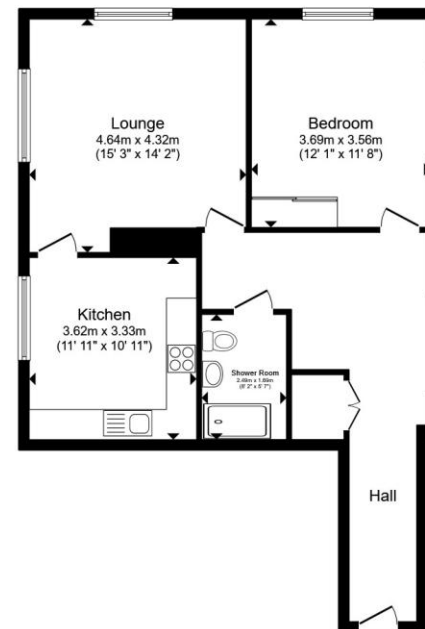
Residents Parking

Agent Note:

The term of the lease is 99 years from 25/12/1986 , which means there are currently 59 years 5 months remaining. This may impact on mortgage lender requirements. Interested parties should make further enquiries.

Agent Note:

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



Total floor area 71.5 m² (770 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Welcome to

Chauncy Court, Hertford

- Ground Floor Retirement Apartment
- For The Over 55's Only
- Town Centre Location
- Communal Lounge
- Residents Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: £4848.36

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers In Excess Of

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107594 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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