



| 29 Chauncy Court | Hertford | SG14 1DU

Price guide £220,000

A two bedroom first floor apartment within this retirement development with on site manager in the town centre within easy access to all the local facilities including supermarkets, shops and Hertford East mainline train station. Offering accommodation to include living room with Juliet style balcony overlooking the communal gardens and refitted shower room. The development also benefits from a range of communal facilities to include residents lounge with kitchen and casual residents/visitors parking spaces. Offered CHAIN FREE!



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### **Communal Entrance Hall:**

Accessed via secure entry phone system with both stair and lift access to the first floor and front door into:

### **Entrance Hall:**

Electric storage heater, emergency pull cord, entry phone hand set, airing cupboard housing hot water cylinder and shelving, recessed storage cupboard with shelving and doors to:

### **Living Room:**

15'1 x 9'10 (4.60m x 3.00m) Sash window to rear and door to Juliet style balcony overlooking the communal gardens, electric storage heater, electric panel heater, television point, emergency pull cord and door to:

### **Kitchen:**

9'10 x 7'6 (3.00m x 2.29m) Feature port hole to front, fitted with a range of base and wall cupboards with roll edge work surfaces over incorporating single drainer sink unit with mixer tap over, tiled splash backs, wall mounted Dimplex heater, emergency pull cord, appliance space for fridge freezer, electric cooker with extractor over and washing machine with plumbing provided.

### **Bedroom 1:**

12'10 x 7'10 (3.91m x 2.39m) Sash window to rear overlooking the communal gardens, electric panel heater, emergency pull cord, built in double wardrobes with mirror sliding doors.

### **Bedroom 2:**

9'7 x 6'11 (2.92m x 2.11m) Sash window to rear overlooking the communal gardens, emergency pull cord and electric panel heater.

### **Shower Room:**

7'10 x 5'7 (2.39m x 1.70m) Wall mounted Dimplex heater, extractor, low level WC, pedestal wash hand basin with mixer tap over, tiled splash backs, large shower cubicle with Aqualisa electric power shower over, emergency pull cord and built in storage cupboards.

### **Communal Facilities:**

The development benefits from a wide range of communal facilities including a communal meeting room for residents, plus a variety of further communal seating areas located within the main building. It also benefits from well maintained outside gardens and casual resident/visitors parking spaces.

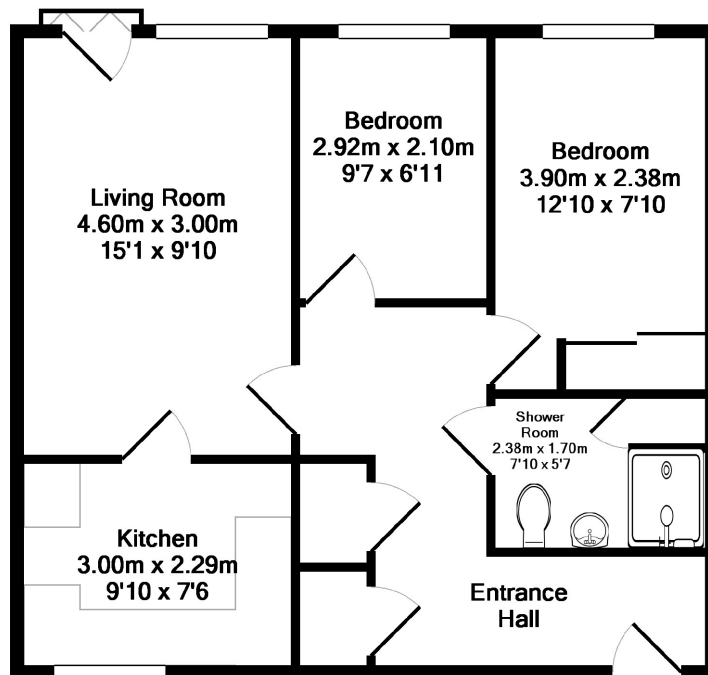
### **Tenure:**

Leasehold - to be confirmed  
Service Charge - to be confirmed  
Ground Rent - to be confirmed



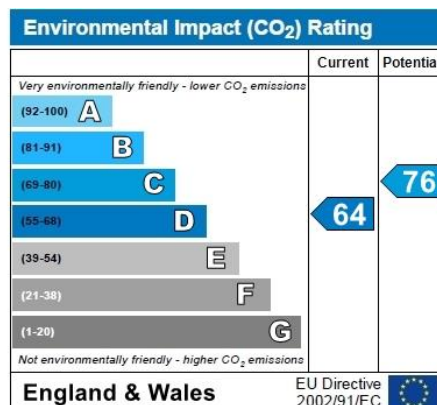
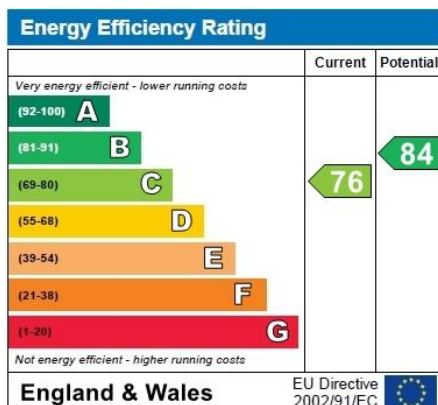






Total Approx. Floor Area 51.5 Sq.M. (555 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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