



9 Chauncy Court, Hertford, SG14 1DU  
Offers In The Region Of £150,000



## 9 Chauncy Court, Hertford, SG14 1DU

**\*\*CHAIN FREE\*\*** For the over 60's, in a sought after town centre location is this unique one bedroom retirement flat. Offering a spacious lounge/diner, separate kitchen and double bedroom. This retirement complex is centrally located within walking distance to the town centre and its shopping facilities. Located in the ever-popular Bluecoats Court, Chauncy Court is manager assisted. Benefiting from communal gardens and allocated parking for residents.

Lease- 61 Years Remaining

Service Charge & Ground Rent: £376 Per Month



### **Main Entrance**

Sucure door entry system

### **Entrance Hall**

Doors to; Bathroom , Bedroom and living room. LARGE double door storage cupboard

### **Living Room Diner** 17'2 x 12'10 (5.23m x 3.91m)

FANTASTIC ROOM. 9'9 high ceilings, with full height window overlooking the garden. You will love how bright and spacious this room is. The PERFECT room for entertaining your guests. With electric convector style radiators. Door to kitchen

### **Kitchen Breakfast Room** 11'2 x 10'10 (3.40m x 3.30m)

Full height window to rear aspect, range of wall and base units, rolled worktop surface, stainless steel sink drainer with mixer tap, integrated hob, electric oven, extractor above, space for washing machine and fridge freezer.

### **Bedroom** 16'3 x 11'6 (4.95m x 3.51m)

GREAT SIZE bedroom with DOUBLE mirror fronted slide doors wardrobes. This unit is built in to one wall. Full height window to rear aspect over looking private garden

### **Shower Room**

Single shower cubicle with electric shower, pedestal hand wash basin with pillar taps, closed couple w/c, electric heated towel rail.

### **Parking**

Several garden spaces for residents only. These are maintained by professional gardeners

### **Owners Lounge**

A large BRIGHT room with mezzanine is available for residents use and offers various activities

### **Communal Areas**

Residential parking permit

### **CHESHUNT ESTATE AGENT**





FIRE EXIT  
↓

Fire Notice  
1. Fire Alarm  
2. Fire Evacuation  
3. Fire Extinguisher

119

FIRST FLOOR  
651 sq.ft. (60.4 sq.m.) approx.

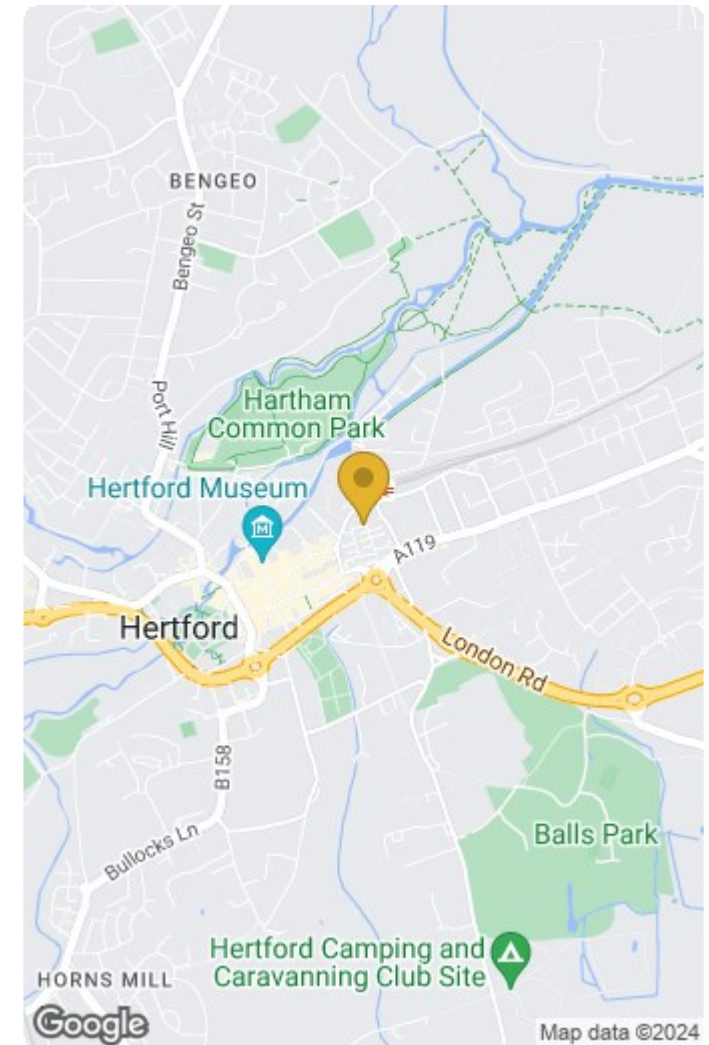


TOTAL FLOOR AREA : 651 sq.ft. (60.4 sq.m.) approx.

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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Band	Score
Very energy efficient - lower running costs	(92 plus)	A	81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	(1-20)	G	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Band	Score
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus)	A	81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not so environmentally friendly - higher CO <sub>2</sub> emissions	(1-20)	G	
England & Wales		EU Directive 2002/91/EC	