



26. Chauncy Court, Hertford, SG14 1DU  
Guide Price £250,000





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PRIME LOCATION, this lovely two bedroom ground floor apartment in Chauncy Court, which is centrally located in ever popular Bluecoats Avenue. Chauncy Court is for the over 60s and is Manager assisted. The apartment has 68 years remaining on the lease and is offered for sale with no onward chain. Early viewing is essential to avoid disappointment.



### **Entrance**

newly fitted electrics and fuse board,  
Carpeted, storage cupboard, airing cupboard, brand new programmable electric heater, doors to all rooms.

### **Lounge** 15' x 9' (4.57m x 2.74m)

door to communal garden, new programmable electric wall heater, Two picture lights, carpeted, door to kitchen

### **Kitchen** 10'6 x 7'9 (3.20m x 2.36m)

Newly fitted kitchen with a range of wall and base units, integrated slim line dishwasher, circular window to side, under cupboard electric heater which is programmable, space for washing machine and fridge / freezer.

### **Bedroom One** 13'5 x 9 (4.09m x 2.74m)

window to garden, built in wardrobe with sliding doors, new programmable electric wall heater.

### **Bedroom Two**

new programmable electric wall heater, window aspect to Garden.

### **Shower room**

part tiled walls, newly fitted walk in shower, extractor fan, Low flush WC, wash basin, New programmable electric oil filled towel rail.

### **communal Gardens**

### **Lease and service charges**

There are 67 years remaining on the lease and we are advised that the service charges are £398 per month(Including water rates).

### **Guest parking**









GROUND FLOOR



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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