



HUNTERS[®]
HERE TO GET *you* THERE

28 Seymour Road, Buntingford, SG9 9SW

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Price £399,999

Designed to the "Lifetime Homes Standard" we are pleased to offer a ground floor 2 bedroom south facing apartment with patio and allocated parking at the McCarthy & Stone Royal Gardens development in Buntingford.

- Ground floor two bedroom retirement apartment
- Walk in wardrobe
- South facing patio and Allocated parking
- 24 Hour emergency call pendants, with optional call points
- Wheelchair friendly
- Fully fitted kitchen
- En-suite to master plus separate shower room
- On site House Manager during office hours
- Secure mobility scooter room to store and charge. (Subject to availability)
- Spacious level access shower room

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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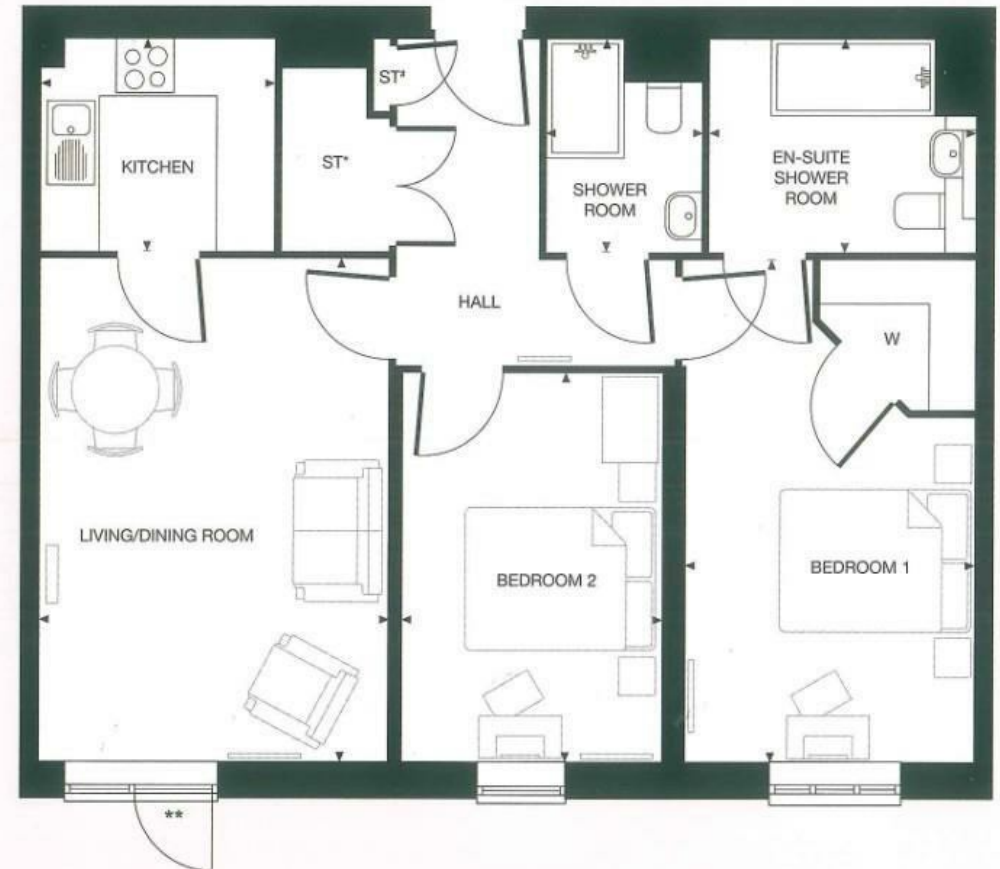
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The Bell

Apartments:

Ground Floor	28	30	
First Floor	40	42	

Living room	17' 1" x 11' 10"	(5203mm x 3612mm)
Kitchen	7' 11" x 7' 3"	(2424mm x 2200mm)
Bedroom 1	16' 11" x 9' 10"	(5146mm x 2997mm)
Bedroom 2	13' 2" x 8' 10"	(4020mm x 2683mm)
En-suite shower room	9' 1" x 7' 3"	(2766mm x 2200mm)
Shower room	7' 3" x 5' 4"	(2203mm x 1617mm)



* Arrows denote measurement points. The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any misstatement of this leaflet, which is not a contract nor forms any part of any contract. Apartments showcase illustrations only; they may be handed alternately and room sizes may vary. *Store cupboards contain heating unit, hot water cylinders, washer dryers and ventilation units. *Contains meter unit. Please ask your Sales Consultant for individual apartment plans.

**Terrace to plots 28 & 30
Juliet balcony with door opening inwards to plots 40 & 42

W Wardrobe
ST Storage cupboard

Entrance Hall

Spacious entrance hall. Entry phone system. Inset ceiling lights. Cupboard for coats and consumer unit. Doors to:

Lounge / Diner

13'9" x 11'10"

Window and door to south facing patio. Radiator. Door to:

Kitchen

7'11" x 7'2"

Fitted gloss and base level units with resin countertop. Integrated fridge/freezer, oven and microwave. 4 ring electric hob with extractor over. Composite sink and drainer with chrome mixer tap. Extractor fan. Tiled floor.

Master Bedroom

16'10" x 9'9"

Window to south aspect. Radiator. Doors to:

En-Suite

9'0" x 7'2"

Large double walk in shower cubicle with hand rail. Vanity unit with inset wash hand basin and low level flush w/d. Twin LED lit mirrored cabinet. Chrome ladder style radiator. Tiled floor. Part tiled walls.

Walk-in Wardrobe

PIR sensor light. Fitted with hanging rails and shelving.

Bedroom Two

13'2" x 8'9"

Window to south aspect. Radiator.

Shower Room

7'2" x 5'3"

Corner shower unit. Low level flush w/c. Pedestal wash hand basin. LED lit mirrored cabinet. Extractor fan. Chrome ladder style radiator. Tiled floor. Part tiled walls.

Utility Room

Large utility room with space for washing machine and tumble dryer. Houses boiler. Shelving. Extractor fan.

Outside

Patio

Deep flower beds plus patio area faces south and is accessible from the lounge/diner. Agents Note: We are informed the owner does not have exclusive rights to use this area.

Parking

One allocated parking space. (Space 'V') plus visitor parking.

Agents Note

Service Charge £415 p.m.





