



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

56 Seymour Road, Buntingford, SG9 9SW



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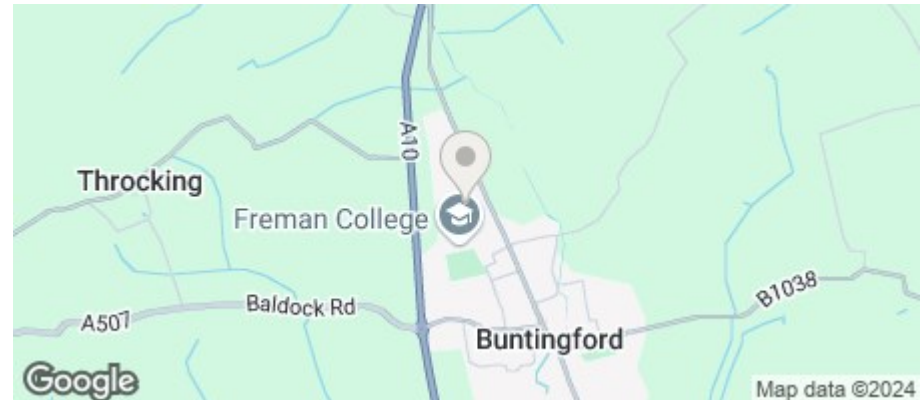
Price £280,000

Excellent One Bedroom Retirement Apartment with it's own 'walk out' balcony.

- Light and airy feel throughout
- Fitted kitchen in white gloss fronted units and includes appliances
- Nice size bedroom
- Store room
- 24 hour emergency call system
- Spacious home with good size lounge
- French doors off the lounge leads to a 'walk out' balcony
- Wet room / shower room
- Wonderful views from the lounge and balcony overlooking countryside
- On-site visiting house manage

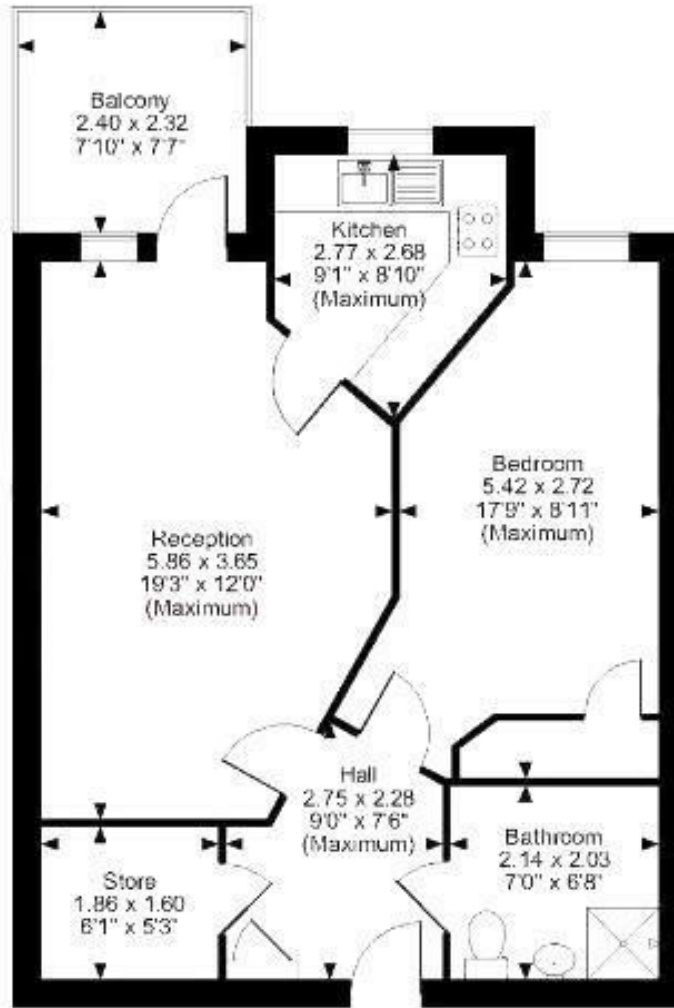
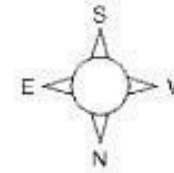
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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Hunters Buntingford 34 High Street, Buntingford, SG9 9AQ | 01763 272391  
buntingford@hunters.com | www.hunters.com

**Royal Gardens, Seymour Road, Buntingford**  
**Approximate Gross Internal Area**  
**556 Sq Ft/52 Sq M**  
**Balcony external area = 60 Sq Ft/6 Sq M**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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**Entrance Hall**

9'0 x 7'6

Front door with spy hole leads to a spacious hall. Apartment security door entry system with intercom. Doors leading to:

**Lounge**

19'3 x 12'0

Bright and spacious. French doors to balcony and far reaching views over the countryside. TV and telephone points. Part glazed door leading to:

**Balcony**

7'10 x 7'7

Should be large enough to house a small outdoor dining set. Views over the countryside.

**Kitchen**

9'1 x 8'10

Fitted modern kitchen with white high gloss wall and floor units. Roll top work surfaces. Inset sink with mono lever tap and single drainer. Hob, oven and microwave are built in with extractor above. Built in fridge /freezer. Tiled flooring.

**Bedroom**

17'9 x 8'11

A good size room with a window to front. Large walk in cupboard. TV and telephone points.

**Bathroom / Wet Room**

7'0 x 6'8

A multi purpose built wet room with full width walk in shower unit with grab rails and glass screen. W.C. Wash hand basin with vanity storage cupboard and wall mounted mirror with built in light above. Heated towel rail. Tiled flooring.

**Utility / Store Room**

6'1 x 5'3

Large utility/storage room. Includes washer/dryer. Houses boiler. Shelving.

**Agents notes:**

Annual service charge fee: £3,320.04 for financial year ending 31st March 2025. The service charge does not cover external costs such as your council tax, electricity or TV.

Lease length: 999 years from Jan 1st 2020

Ground rent: £425 per annum (review 1st Jan 2035)

Managed by McCarthy and Stone Management Services.





