

Jonathan Hunt

ESTATE AGENCY

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28 Seymour Road, Buntingford, SG9 9SW

Asking Price £399,999

Experience the epitome of modern retirement living at Royal Gardens in Buntingford. This exceptional ground floor apartment, situated within an exclusive over-60s community, offers spacious comfort and utmost convenience. With two large bedrooms, including a master suite featuring a walk-in wardrobe/closet and en-suite walk-in shower room, this residence exudes luxury. Noteworthy features include a fully fitted kitchen and French doors in the spacious sitting room, allowing natural light to flood in. With a lease extending approximately 996 years, enjoy peace of mind and long-term security. Benefit from a dedicated property manager available during office hours, a communal lounge with engaging activities, well-maintained gardens, and an allocated parking space. With easy access to local amenities just north of the High Street, seize the opportunity to experience modern retirement living at its finest – book your viewing today!

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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AGENTS NOTES

24 Hour emergency call pendants, with optional call points * Camera entry system linked to tv screen * Spacious level access shower room * Wheelchair friendly * Lifts to upper floors * On site House Manager during office hours * Large residents lounge * Well maintained parking areas and gardens * Secure mobility scooter room to store and charge. (Subject to availability).

COMMUNAL ENTRANCE AND MANAGERS OFFICE



COMMUNAL LOUNGE



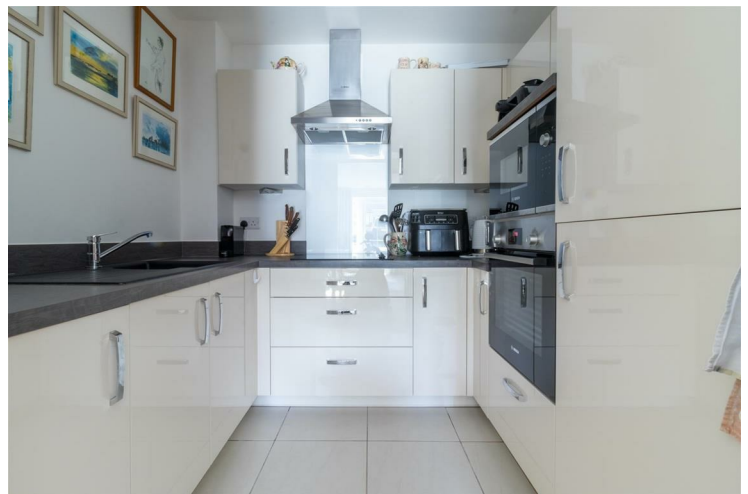
ENTRANCE HALL



SITTING/DINING ROOM 17'2" x 11'11" (5.25 x 3.657)



KITCHEN 7'10" x 7'0" (2.4 x 2.147)

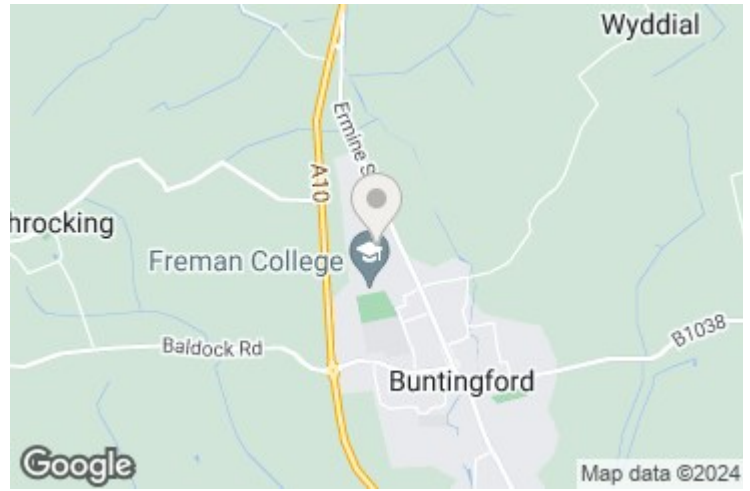


BEDROOM ONE 11'10" x 9'10" (3.61 x 3)



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EN-SUITE SHOWER ROOM 8'11" x 7'0" (2.72 x 2.156)



BEDROOM TWO 13'1" x 8'9" (4.01 x 2.68)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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	

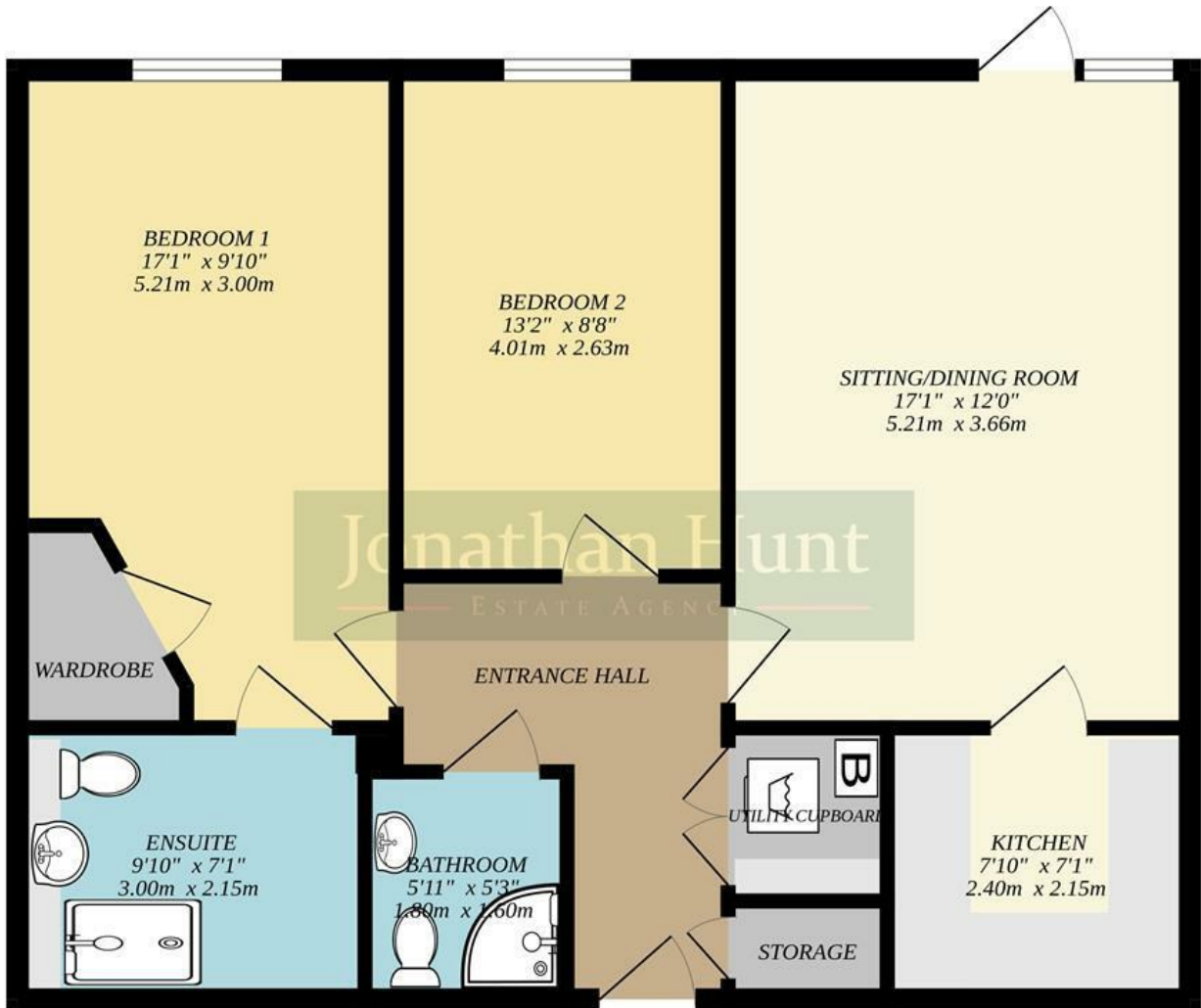
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

SHOWER ROOM/ WC 5'10" x 5'2" (1.8 x 1.6)



UTILITY CUPBOARD

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 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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