

31 Royce House

Hedda Drive, Peterborough, Cambridgeshire, PE7 8GY



PRICE: £120,000

Lease: 125 years from 2006

Property Description:

A RECENTLY RE-DECORATED ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT BENEFITING FROM LARGER THAN AVERAGE LIVING ROOM AND BEDROOM, LOTS OF STORAGE AND OVERLOOKING THE FRONT OF THE DEVELOPMENT AND GARDENS. Royce House is conveniently situated close to Serpentine Green shopping centre and a short walk to local supermarket. Bus stop is outside the development and lots of easy walking paths are close by. Constructed by McCarthy & Stone (Developments) Ltd and comprises of 50 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant for information regarding "Event Fees" that we may apply to this property.

Residents' lounge
Communal Laundry - on a rota basis 2 slots per resident per week
24 hour emergency Appello call system
Video door entry system(linked to Residents TV channel 400)

Guest Suite and Lift to all floors
Development Manager 8am - 4pm
Minimum Age 60
Lease: 125 years from 2006



**For more details or to make an appointment to view, please contact
Charlotte Harvey**



Total : 61.5 sq.m. (662 sq.ft.) approx

Sizes and dimensions are approximate, actual may vary.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

28/2/25

Annual Ground Rent:

£395

Ground Rent Period Review:

2029

Annual Service Charge:

£3,461.58

Council Tax Band:

A

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.