

56 Royce House

Hedda Drive, Peterborough, Cambridgeshire, PE7 8GY



PRICE: £135,000

Lease: 125 years from 2006

Property Description:

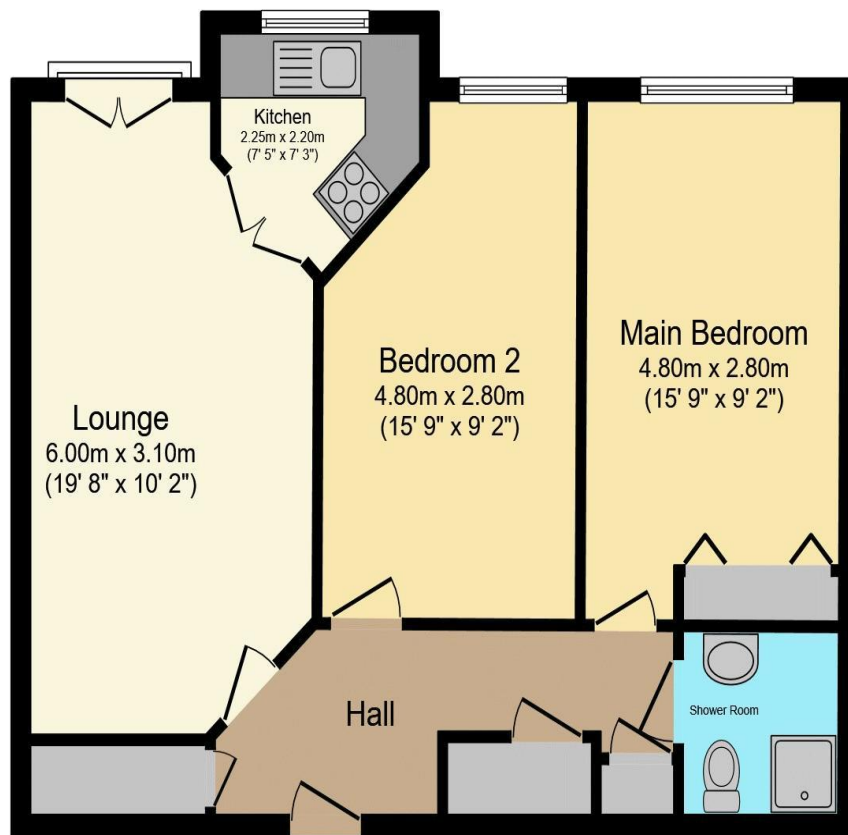
A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT Royce House is conveniently situated close to Serpentine Green shopping centre and a short walk to local supermarket. Lots of easy walking paths are close by. Constructed by McCarthy & Stone (Developments) Ltd and comprises of 50 properties arranged over 4 floors each served by passenger 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. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require 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
Communal Gardens - First come - First serve parking
24 hour emergency Appello call system

Guest Suite and Passenger Lift to all floors
Development Manager 8am - 4pm
Minimum Age 60
Lease: 125 years from 2006
Residents TV channel 400)
Video door entry system(linked to



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



Total floor area 61.1 sq.m. (657 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	86
(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	
www.epc4u.com		

For Financial Year Ending:

28/2/26

Annual Ground Rent:

£460.00

Ground Rent Period Review:

2029

Annual Service Charge:

£5,203.16

Council Tax Band:

B

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.